The New York Times.

HOW PARIS DROPPED GAYETY AS WAR SHADOWS DEEPENED

Artillery on the Roof Tops and the Ceaseless Tramp of Thousands Going to the Front Replaced Overnight French Capital's Usual Cheerfulness and Revelry.

By Anne Rittenhouse.

ON Friday night the Grand Boulevards were alive with people, motors, voitures, singing, dancing, and each café thronged by the gayest light hearts in the world.

On Saturday night the boulevards were thronged with growling ominous, surging crowds, with faces like those of the Commune, speaking strong words for and against war.

On Sunday night mobs tore down signs, broke windows, shouted the Marseillaise, wreaked their vengeance on those who belonged to a nation that France thought had plunged their country into ghastly war. Aliens sought shelter; hotels closed their massive doors, intended for defense. Mounted troops corralled the mobs as cowboys round up belligerent cattle. Detached groups smashed and mishandled things that came in the way.

Monday night a calm so intense that one felt frightened. Boulevards deserted, cafés closed, hotels shuttered. Patrols of the Civil Garde in massed formation. France was keeping her pledge to high civilization. Yellow circulars were pasted on the buildings warning all that France was in danger, and appealing by that token to all male citizens to guard the women and the weak.

At daylight only was the dead silence broken; France was marching to war at that hour. Will anyone who was here forget that daily daybreak tramp, that measured march of the thousands going to the front? Cavalry with the sun striking the helmets, infantry with their scarlet overcoats too large; aviators with their boxed machines, the stormy petrels of modern war; and the dogs, veritably the dogs of war, going on the humanest mission of all, to search for the wounded in the woods of battle.

And, side by side with the marching millions, on the pavement, were the women belonging to them; the women who were to stay behind.

As though the Judgment Trumpet had sounded, France was changed in the twinkling of an eye. And added to that subconscious terror that lurked in every American soul of another revolution—a terror that was dispelled after the third day when France reached out her long arm and mobilized her people into a strong component whole with but one heart, was an inexplainable dread of this terrible calm.

We knew about trained armies going to war, but here was a situation where the Biblical description of the Last Day was carried out, the man at the wheel dropped his work and was taken; he who was at the ploughshare left his furrow. * * *

First we were afraid we would not have enough to eat. A famine was prophesied, and the credulous who know nothing of the vast sources which supply France with food, clamored to get to England. Then there were frenzied stories of hotels closing and prices soaring. None of which happened or had any chance of happening. Food was never better, and today we have fruit that melts in the mouth; fish that swims in the sauce, the lack of which Talleyrand deplored in England; little green string beans that no other country produces or knows how to cook.

Prices never rose for the fraction of a sou. If one had a credit at a hotel, all was well, but unless one had ready money in small notes, none of the restaurants would accept an order. Here, and here only, was a snag concerning food. It is true that women went for twenty-four hours without food, but the reason was the lack of small change, not of eatables.

After the panic caused by a thousand rumors annexed to a dozen disheartening and revolutionary conditions, after the people felt that the Commune was the figment of imagination, not inspired prophecy, that money was getting easier; that above all, America was looking after its own, though her move toward that end seemed to take months instead of days, and because we counted by heart beats, not calendars; after all this, we found time and interest to observe the phenomena around us. We began to feel ashamed of our petty madness on the weridly subject of money and ships and safe passage home; our passionate, Twentieth Century, over-indulged selves who were neither fighting nor giving our beloveds in battle, and who were harassing those who were in a death struggle. Never throughout the centuries to come, whether the map of Europe is changed or not, should the stranger in her gates ever forget the courtesy of Paris. * * *

AT night powerful searchlights backed up by artillery guard the city from the monster of the air. This is fiction come true. It is Conan Doyle, Kipling, Wells come to measure. From the moment of sunset until sunrise those comets with an orbit patrol the skies. Pointing with blazing fingers to the moon and the stars, to the horizon, they proclaim that Paris watches while her people sleep.

The idea has given comfort to thousands. You, in your safe tranquil homes cannot know the pleasure it gives to look out of the window in the wakeful nights and watch those wheeling comets circling, circling to catch the Zeppelin that may come.

And behind the light is the gun. Roof-top artillery! The new warfare! On the roof of the fashionable Automobile Club on the Place de la Concorde the little blue firing guns wheel with the blazing fingers. Always ready to send shot and shell into a bulging speck in the sky that does not return the luminous signals. So on the roof of the Observatoir, so on the encircling environs; sometimes three, sometimes six, they are always going. People stand in the streets to watch, hypnotized by the moment into horizon gazing. There will be a speck in the sky; people grow tense; the comet catches it; is that wigwagging on the roof, those challenges in fire, returned? No. The speck passes; we breathe again. And so it goes: a ceaseless centre of interest. It is the novelty of the world war.

The highest artillery in the world is on the Eiffel Tower. At its dizzy top, pointing to the sky, are machine guns that are trained to fire at an enemy's balloon. It is an answer to the prayer of the people that these guns have not yet been used.

But it is not only in the artillery on the top of the Eiffel Tower that interest centres; it is in the wireless that sends the messages to land and sea, safeguarding armies and navies, patrolling the earth and water. Strange, isn't it, that the plaything of a nation has become its safeguard? * * *

THAT was a stirring day when Paris sang "God Save the King." Gen. French arrived from London, coming quietly to confer with M. Viviani, the Minister for War, and with President Poincaré. He was the first English General to come to the aid of France since Cromwell commissioned the British Ambassador to go to the aid of Anne of Austria. And the French heart responded as only it can; the people stood, with raised hats, in quadruple rows wherever he passed, as English, French and foreign voices sang a benediction to Britain's King. History was made there.

That night Gen. French dined at the Ritz among a few friends. Even the newspapers seemed not to know it, and those of us who had the good chance to be there enjoyed him at leisure. He wore his field uniform of khaki, in strong contrast to the French Generals, who are always in glittering gold, although he represents an empire and they a republic. He is an admirable looking soldier, somewhat small of stature, firmly knit, bronzed, white haired, blue eyed, calm. He spoke of their responsibilities without exaggeration or amelioration. He did not make light of the task before his soldiers, and his grave manner seemed a prophecy of that terrible fight near Mons, above the French frontier, which was so soon to take place and where English blood was freely spilled for France's sake.

Another day that we shall be glad we saw when it is written into the narrative history of this Summer by some future Mme. Sevigne, was when the first German flag arrived. Before it came, two soldiers exhibited a German frontier post in front of a café on the boulevard, which started the excitement, but the reception of the flag by the Government and its placement in the Invalides, where is Napoleon's tomb, was an hour of dramatic tenseness.

The only music heard in Paris since the first day of August, the day of mobilization, accompanied this flag to its resting place along with those historic relics of former French victories. The procession went over the Alexander Bridge, that superb structure dedicated in honor of the Russian Czar, whose son is now fulfilling his pledge of friendship to France. The flag was met at the Invalides by the old soldiers who bore medals of the Franco-Prussian war. In the solemn inclosure, where all stood at salute, the veterans stood with lances. The flag was presented to an old sick soldier, who stumped forward on a wooden leg, his breast covered with the medals of the Crimea and the Italian campaign. He received it for France, and when it was placed over the organ, the listening crowds that jammed the Place des Invalides heard the singing of the "Marseillaise" by the cracked old voices first, then by the sturdier younger voices, and so it joined in, this vast concourse of solemn listeners. * * *

FRANCE has gone into this war with the spirit of the Crusaders, but the spirit of French wit cannot be repressed even under the most terrifying conditions. So after the news of the superhuman effort made by that national baby Belgium, in detaining the huge German forces for many days, there was a placard on one of the gates at the station, placed there by some gay refugee, saying that a train de luxe would leave for Berlin the next day.

It tickled the sensibilities of travelers very much, and it gave rise to the sale of postcards by an enterprising soul. These cards gave one the right, so they said, of a daily train to Berlin to visit the tomb of Guillame. They were bought by the thousands as souvenirs of the war and as one of the few things that caused a smile in this saddened city.

Another incident that amused the people was the remark of a young soldier who had single-handed taken some German prisoners, and who, when asked whether he had done it by the revolver or the bayonet, answered that he had only held out a slice of bread and butter and the Germans had followed him.

Amusement and irritation followed the order that all telephoning must be done in French. The sensation produced depended on the temperament of the person. Certainly queer things were said over the lines, and no one could blame the "Allo girl" for laughing. The majority of Americans took it in good part by saying that it was a French lesson for five cents.

Another accomplishment that has been furthered in Paris during the last three weeks is bicycle riding. With the paucity of transportation some means of getting over the magnificent distances of this city had to be found. So people who could ride, rented bicycles, and those who had not learned began to take lessons. The girls who work, and those who go on errands for the Croix Rouge wear a most attractive costume of pale blue or violet. It has a short divided skirt, a slim blouse with blue-and-white striped collar; there is a small hat to match, and the young cyclists whirling around on their missions of mercy are a pleasant sight for very sad eyes.

Open Saturdays Until 6 P. M.

HEARN

Fourteenth Street West of Fifth Avenue

A HUMAN INTEREST STORY.

An artist, a friend of the firm, called yesterday and told us the following incident, which occurred in the French town of Etaples on the English Channel:

"A woman brought her supply of potatoes to the market for sale; all other market people had been selling at the same price as before the war, but she thought she saw a chance to make a little more profit and advanced her prices. The consequences were that the people became so indignant that they threw her potatoes on the street and crushed them under their feet. The privilege of selling in the market was also denied her."

We feel as did those people about advancing prices at this time when many have to economize.

Apropos of the above, we submit copy of the instructions under which our buyers are operating:

"INSTRUCTIONS TO BUYERS"

"NO PRICES ARE TO BE ADVANCED beyond what they were on July 26th, the day before the first declaration of war.

"ALL NEW FALL GOODS are to be priced on the basis of what they would have been priced if no war existed."

JAMES A. HEARN & SON.

Open Saturdays Until 6 P. M.

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Fourteenth Street West of Fifth Avenue

12TH GREAT FALL SALE

Is Our Method of Opening Season!

Straightforward Merchandising, Concentrating Upon VALUE and ASSORTMENT

NOT BEING BURDENED WITH THE COST OF

Expensive Locations — Entertainments — Deposit Accounts
Lavish Displays — Commissions — Trading Stamps

We CAN and DO Name Prices That Others Cannot Match.

Values Quoted Here Are Impossible Elsewhere!

Following Fall Sale Specials for Tomorrow:

No Mail or Telephone Orders.

$7.98 Women's Coats 5.00
Gray, Brown, Olive—Attractive Tweed Mixtures—cut on new straight lines—convertible collar, cuffs and side pockets—excellent runabout coats—all sizes.

$5.98 Women's Dresses 3.69
New basque model or blouse effect—combination of Serge and Black satin—pleated or plain tunics. Novelty collars and cuffs of Pique or Silk—Black, Navy, Copen, Green, Brown—all sizes—34 to 46.

98 ct. & $1.24 Women's Kimonos. .69
Heavy Fleece and Crepe—Empire and Coat Models—attractive plain or Pretty Persian colors—all sizes. Limit two.

$4.98 Women's Silk Blouses 3.35
White Crepe de Chine and Pussy Willow Taffeta—Smart tailored Models with elaborate hemstitched collars, cuffs and long set-in sleeves. Limit one.

$1.69 Women's Blouses 1.09
White Voile—plain or embroidered in various pretty Models with and without plaited frills—lace and hemstitching finish. Limit three.

$3.00 Women's Corsets 1.44
White Coutil—Medium bust—long hips—elastic inserts over abdomen—neat emb'd'y trim—sizes 18 to 30.

$1.98 Taffeta Silk Petticoats 1.44
Black and leading Fashionable Shades—New pleated flounces—all lengths. Limit one.

49 ct. Children's Pajamas ..... .36
Flannelette—Clear stripes—military collar—4 to 14 years. Limit three.

79 ct. Women's Combinations .. .55
Nainsook—skirt or drawer—profusely trim'd with lace and ribbon run emb'y. Limit three.

59 ct. Women's Night Dresses .. .36
Round or V neck—wide eyelet embroidery and ribbon. Limit three.

$1.29 Little Children's Dresses .. .69
Gingham, Chambray, Galatea, Crepe—new Fall models—light and dark colors—sizes to 5 yrs. Limit three.

69 ct. Children's Dresses ..... .33
Flannelette and Domet—plain colors, pretty stripes and checks—Russian and French—nicely made and trim'd—to 5 yrs. Limit three.

98 ct. & $1.19 Millinery Fancies. .66
Fancy Feathers, Wings and Bands—black, white, blue, green and black and white—will make the plainest hat look chic. Limit two.

$1.24 Girls' Ready-to-Wear Hats. .66
Red, Brown and Navy Felts—soft, rolling brims—gros grain or velvet ribbon bands and bows. Limit one.

$3.98 Women's Untrim'd Hats .. 2.39
Black Velvet—dress styles in large and medium effects. Limit one.
We trim Hats free if Hat and Trimmings are purchased here.

$16.98 Axminster Rugs 10.75
Handsome Velvet Axminsters—9x12 ft.—new effects in Orientals, florals, medaillions—red, green and wood tone grounds. Limit 1.

$5.98 Merc'd Damask Portieres .2.95
Solid colorings in rose, olive, blue, crimson and wood tonings—fringed or gimp edge. Limit 1 pair.

$1.98 & $2.49 Scrim Curtains .. 1.19
4 to 6 inch Lace Insertion—deep hemstitching—fifteen styles—ideal for bedrooms or dining rooms. Limit three pairs.

$2.49 Jacquard Comfortable Blankets 1.95
70x84—two and three tone color combinations—variety of designs. The newest bed coverings.

$7.98 Cal. Wool Blankets 5.00
White, with pink or blue borders—ribbon binding—for twin, full size and extra large beds. Limit 2 pairs.

69 ct. Emb'd Baby Flannels ..... .47
Pure silk embroidery; also pure wool flannels for every baby use. Limit 5 yds.

29 ct. Mercerized Sateens ..... .19
36 inches wide—high lustre—soft finish—black, white and full assortment of leading Fall shades. Limit 10 yds.

5½ ct. Cotton Challies 3⅞
Variety of Persian and floral designs for wrappers, kimonos, comfortables and blanket coverings. Limit 12 yds.

10 ct. Outing Flannels 6
Extra quality—variety of pretty pink and blue stripes for night shirts, pajamas, underwear, etc.—for every member of the family. Limit 10 yds.

24 ct. Silk Stripe Poplins .... .12½
Navy and black grounds with white silk stripe hairlines—make ideal suits for women and misses—smart-looking fabrics. Limit 10 yds.

10 ct. Two-in-One Shoe Polish .. 5
Superior paste, in tan and black. Limit four.

In Notions—
Willington Spool Cotton—white and black—200-yd. spools—No. 20 to 40—value .30 dozen ..... .22
Limit 3 dozen.

Skirt Yokes—white, gray, black—fine muslin and percaline—sizes 24 to 40—value .12 ..... 6½
Limit four.

24 ct. Stamped Goods ..... .12½
Scarfs 18x49 and squares 30x30—two rows of hemstitching—variety of new designs in stamping. Limit four pieces.

45 ct. Bath Fixtures, each ..... .29
Best quality nickel—Towel bar, glass holder, soap dish or paper roller. Limit 1 of each.

35 ct. Window Shades ..... .19
Opaque, white and best tints—7x3 ft. (before hemming). Limit 12.

8 ct. Yard-wide Muslins 5¾
Bleached—soft finish. Limit 30 yds.

17 ct. Bleached Muslins ..... .12
Standard quality—no dressing—45 inch.
42 inch—16 ct. quality ..... .11
Limit—10 yds. each width.

$1.98 Silkoline Comfortables ... 1.37
Full size—figured, Persian and floral designs—soft and fluffy. Limit two.

$1.49 Fine Crochet Spreads ..... .95
Full size—honeycomb—handsome pattern—no dressing. Limit two.

4½ ct. Cheesecloths 2¾
Bleached—36 inches wide—absorbent. Limit one piece.

79 ct. Sheets—90x90 ..... .55
Standard quality—free from dressing—large enough for full-size beds. Limit six.
Measurements before hemming.

79 ct. All Linen Table Damasks .. .47
70-inch—Heavy Irish Manufr—good range of patterns—excellent wearing quality. Limit, 5 yds.

$1.25 Satin Damasks ..... .79
All Linen—full bleached—70-inch—handsome designs. Limit, 5 yds.

$1.39 Mercerized Napkins—doz. .89
22x22—snow white—new designs—hem'd—ready for use. Limit 5 dozen.

16 ct. Towellings—17 inch ..... .10
Bleached—pure linen crashes; also Glass checks—extra heavy quality. Limit 12 yds.

$1.69 Long Cloths—12 yds 1.19
Superior English Long Cloth—soft and fine, but of very serviceable texture—for Underwear, etc. Limit, 1 piece.

10 ct. Yard-wide Cambrics 8¾
Soft Chamois finish—for Underwear and Infants' wear. Limit, 10 yds.

98 ct. White Linens ..... .59
90 inch—pure linen—for Sheets, Pillow Cases and Art Work. Limit, 10 yds.

10 ct. Huck Towels 7
17¼x37 and 17x35—Bleached—Soft finish—all white or with red borders. Limit, 1 dozen.

25 ct. Turkish Bath Towels ..... .17
22x42—soft, spongy quality—double thread—white with red or blue borders. Limit four.

$1.69 Umbrellas 1.09
Piece dyed taffets—sizes for men and women (26 and 28 inch)—plain and trim'd handles. Limit two.

OTHER VALUES INCLUDE:

Men's and Women's Umbrellas of fine all silk and Union taffeta—plain and silver trim'd handles—were $2.98 ..... 2.19

Umbrellas of American Taffeta—sizes for men and women—plain handles—were .98 ..... .69

The Men's and Women's Umbrellas Featured by Us at $1.75

Are not approached anywhere in Greater New York at 20 per cent. more.

$1.49 Jointed Dolls 1.24
24 inch—blonde and brunette—closing eyes with lashes—hand sewed wigs with side part—prettily curled. Limit two.

59 to 98 ct. Vanity Cases ..... .39
French gray—various models—with two and three compartments for holding coins, also place for bills—exceptional values—prices advancing every day. Limit two.

98 ct. & $1.39 Knives and Forks .. .77
Rogers and other makes—Knives—silver plated on Steel—fancy handles, also Forks to match—plated on German silver base—⅛ dozen. Limit three dozen ea.

33 ct. Dinner Knives and Forks. .18
Best American Steel—celluloid handles. Limit dozen of each.

$2.25 to $2.98 Lambrequins ... 1.50
Silks of various decorative colors, lambrequin border designs—Orientals and florals—hand knot fringe. Limit, two.

$1.00 Babies' Tan Kid Shoes .... .74
Button—first spring heels—broad toes; wide widths; turned soles—sizes 4 to 8. Limit 3 pairs.

$1.48 Women's Juliettes 1.00
Vici Kid—hand turned soles, broad toes and kid tips—rubber heels—wide widths—sizes 3 to 8.

24 ct. Women's Hosiery ..... .14
Black Lisle—six thread heel and toe—double garter top—slight mill imperfections. Limit three pairs.

SILK UNDERGARMENTS for Women of Particular Taste
Vests—Bloomers—Union Suits

Genuine Venetian Silk Vests ... 1.49
White, pink and pale blue—crochet finish on neck and armholes.

With emb'd fronts ... 1.79 and 1.98
Various designs—white, pink and pale blue.

Genuine Venetian Silk Bloomers 2.49
White, pink and black.

Genuine Venetian Silk Union Suits—Plain ... 2.98 Embroidered 3.49

Italian Silk Vests 2.79
Pink and white—band top.

Embroidered styles .. 2.98 and 3.49

Bloomers to match .. 2.98 and 3.29

49 ct. Dress Serges ..... .28
36 inches wide—brown, garnet, navy and black—worsted warp—suitable for school dresses and women's suits, etc. Limit, 10 yds.

98 ct. All-Wool Broadcloths .... .55
50 inches wide—
Copenhagen, Myrtle, Cardinal
Cadet, Greens, Garnet
Olive, Golden Brown, Raisin
Taupe, Seal Brown, Plum
Navy and Black
Limit, 10 yds.

$1.49 Black Gabardines 1.05
50 inch—all wool—satin finish—most fashionable fabrics—make up into stunning gowns. Limit, 10 yds.

98 ct. Babies' Sweaters ..... .59
All white or combined with pink or blue—coat style—little turn-over collars. Limit two.

$1.19 Babies' Silk Caps ..... .69
Plain or Emb'd White Silk Faille—cute, little turn-back styles—trim'd with ribbon and silk lined—sizes to 3 years. Limit two.

$2.69 Little Tots' Coats 1.49
White Wool Serge—new box model with warm quilted linings—embroidered collars, cuffs and belts—sizes to 5 years. Limit one.

$2.98 Girls' Fall Dresses 1.89
Navy, Brown and Wine Serges—new Fall models—pretty and girlish—newest effects with Roman stripe pipings, contrasting buttons, braid, etc.—4 to 14 years. Limit two.

$5.98 College Coats 3.49
New Smart Models in a fine assortment of attractive Plaids—loose, full, roomy cut—handsome buttons—all sizes.

$5.98 Boys' Suits—7 to 17 yrs. .3.89
New Norfolk models—navy sergos, fancy cheviots and cassimeres—grays, browns, blues, also corduroys—wide range of new Fall patterns—many suits have extra trousers. Limit two.

39 ct. Boys' Blouses ..... .27
Madras and percale—light and dark stripes and figures in new Fall effects—attached collars—8 to 15 yrs. Limit three.

49 ct. Boys' Shirts ..... .33
Madras and percale—fancy stripes and figures—fully laundered—cuffs attached, also plain blue chambray—sizes 12½ to 14. Limit three.

59 ct. Boys' New Fall Hats ..... .36
Telescope, Rah Rah or college styles—brown and grey, also fancy mixtures. Limit three.

55 ct. Men's Neckwear ..... .33
New Fall styles—prettiest and best assortment we have ever shown—open ends—a collection so attractive that we feel we will be able to fill any want in this line. Limit three.

$1.00 Men's Negligee Shirts .... .55
Emperor make—fast colors—variety of neat stripes on white grounds—coat models—hand ironed—laundered cuffs—all sizes to 19 neck. Limit three.

$1.00 Root's Tivoli Underwear .. .65
For men—name is sufficient guarantee of quality—natural grey shirts, also ankle length drawers—strictly perfect—all sizes. Limit two sets.

79 ct. Yard-Wide Silk Poplins .... .58
Soft, Chiffon finish—full assortment of all desirable light and dark colors; also black. Limit, 10 yards.

$1.29 Crepe de Chines ..... .84
All silk—40 inches wide—full crepe effect—assortment of evening and street colors; also black. Limit, 10 yards.

9 ct. Laces and Inserts 4
German Val.—1 to 2 inch—most desirable up-to-date patterns—our special price is way below the wholesale price today—you may imagine the values we are offering. Limit 12 yds.

59 & 69 ct. Children's Underwear .29
Ribbed—part wool—white and grey—vests high neck; long sleeves—ankle length Drawers—subject to slight mill imperfections, but nothing to hurt the wear. Limit three sets.

49 ct. Women's Underwear .... .32
Fleeced—Vests, high neck—long or short sleeves—ankle length Drawers. Limit three sets.

29 ct. Boxed Stationery ..... .17
Two Quire Box—Initial or Plain—white, blue, rose, buff—some with Correspondence Cards. Limit two boxes.

$2.98 Black Traveling Bags 1.89
Brass finish lock and catches—strong handles—well-made—reinforced ends—leather and Kerrite lined. Limit one.

$2.98 Persian Cloth Trim'gs 1.90
20 inches wide—brocade designs in beautiful Persian colorings with tinsel combination—for vestings, trimming gowns, sofa pad skirts, millinery, etc. Limit, 5 yds.
Trimming Dept.—Main Floor.

$1.50 Silk Hand Bags ..... .98
Black Moire Silk—stitched handle—silk poplin lined—fitted with purse and mirror—patent safety catch, silk tassel. Limit two.

25 ct. Ribbons ..... .18
Sash and millinery widths—satins, plain or moire taffetas; also satin stripes and dresdens. Limit, 10 yds.

29 ct. Chamoisette Gloves ..... .19
2 clasp—white, natural grey. Limit, 3 pairs.

79 ct. Chiffon Cloths ..... .47
40 and 44 inches wide—full assortment of leading Fall shades—adds a touch of smartness to any gown, no matter how plain it is. Limit, 10 yds.

49 and 59 ct. Embroideries .... .38
26 inch—handsome flouncing designs or dainty baby patterns on Swiss, with or without ruffles. Limit, 10 yards.

50 to 75 ct. Dressing Combs .... .19
Black rubber—all coarse or coarse and fine—called "seconds," but imperfections are so slight it is impossible to detect them. Limit three.

39 ct. Castile Bar Soap ..... .19
White Castile or green olive oil—large bar—advanced 50 per cent. at the present time—it will pay to buy a needed supply now. Limit three.

12½ ct. Men's Hand'k'fs 8
All pure linen—⅛ and ¼ inch hem—regular size. Limit 1 dozen.

$1.25 Imported Lace Sets ..... .89
For Coat and Dress—Dainty Laces, some combined with emb'd Nets or Organdies—Shoulder, Monk and Sailor Collars with cuffs—White and Paris shades. Limit 3 sets.

Fall Sale Special in

WOMEN'S TAILORED SUITS

Smartly Designed—Extraordinary Value

Black, plum, navy, green, brown—Broadcloths, Cheviots and Poplins ... Novelty cut Redingotes and straight line Robespierre models—self or velvet collars—straight and yoke top skirts—Coats are satin lined to waist—all sizes to 46 bust—usually $21.98 .....

FALL SALE 15.00

Other Special Values Unmatchable Elsewhere

TAILORED SUITS 19.98
Poplins and wide wale Cheviots—black, navy, greens and browns—velvet and self collars—flare back skirts on coats, also straight models ... Yoke tops on plaited skirts or other models.

TAILORED SUITS 15.98
Cheviots and Broadcloths—Fall colors and black—braid trimmed or plain tailored—with and without velvet collars—yoke top or plain skirts.

TAILORED SUITS 29.98
Broadcloth, Crepe weave, cloth and Poplins—handsomely designed, tailored and trimmed—exceptionally choice shades of favorite Fall colors—lined coats.

TAILORED COATS 14.98
Two-tone mixtures, also black broadcloth and Cheviots—imported mixtures are in good shades of blue, brown and green ... Flare and straight line effects.

TAILORED COATS 21.98
Wool Ottomans, broadcloths and rough cheviots—black, brown, green and navy—various models in different lengths—lined and unlined.

Fine Dress Coats to 75.98

Rain Coats ..... 3.98 to 15.98

Tailored Dress Skirts 2.98 to 19.98

SILK DRESSES 10.98
Crepe de Chines and satins—full line of Fall colors, also black—new blouse models—becoming loop armholes—skirt is in open Redingote tunic style—attractively trimmed—also semi-basque models having plain or plaited tunic skirts.

SILK DRESSES 15.98
Charmeuse—with and without velvets and nets—amethyst, navy, old blue, brown, green and black—dressy models.

TAILORED DRESSES 9.98
Waistline and Redingote models that are snappy in every detail—black and Fall colors in all wool serges—silk braid bindings and buttons are favorite trimmings—all sizes to 46 bust—Extra size dresses also at this price—exceptionally good models.

TAILORED DRESSES 11.98
Serges, with and without satins—navy, green, amethyst and black—exceptionally choice models noted for becomingness—jet buttons and stiff linen collars and cuffs are favorite trimmings—all sizes to 46.

EXTRA SIZE DRESSES 12.98
French serges—exceptionally satisfactory in style and fitting.

Finer Wool Dresses to 24.98
Broadcloths included at this price.

Finer Silk Dresses to 29.98

Attractive RUG Values!!

We are prepared with large assortments at matchless prices, in spite of the fact that there is a scarcity of raw wool materials and dyes.... Those who came in response to our advertisement last week know this to be true—Several months ago we made our selections, when no one else was in the market—result is that the very cream of the season's output is owned by us—We bought liberally of the best the markets had to offer, because we were ready with the cash—Under these circumstances we were allowed liberal concessions, the benefit of which you may obtain now in the best Rug Values in Greater New York!

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PARIS DOES HER BEST TO CREATE NEW FASHIONS WHILE WAR RAGES

Though Thoughts of Parisians and the Visitors Within Their Gates Are of Battle, Not Dress, Modistes Coniinue to Evolve New Designs.

A SEASON OF VELVET IS AT HAND

THREE models of velvet, a fabric much used by all the great dressmakers, are shown here. On the left is a plaid velvet coat worn with a blue cloth skirt. In the centre is a green velvet suit, with flaring skirt and a military coat trimmed with black braid. On the right is a black velvet model by Premet, with a collar, coat and sash ends of sable.

PARIS, Sept. 9.—The change in attitude of the fashionable world in Paris toward fashions is the most striking minor event of this Summer. For centuries one has looked to this city as the one of all others that never ceased to be interested in what to wear.

Today the only clothes that are spoken of among the rich, the fashionable, the luxurious, are hospital shirts. Whether or not they open down the back, exactly how long they should be, how the hem should be turned, these are of more importance in a moment than the width of a skirt, the length of a coat, or the formation of a sleeve.

Once in a while they listlessly listen to the story of Callot's opening and her showing of a varnished evening gown as the latest idea in clothes. So they did the other afternoon at Mme. Waddington's sewing class, and to further divert our minds from the ceaseless subject of the war, we persuaded the famous hostess to tell us something of her life and the way in which her memorable books were written.

Think how interesting it was to hear her say that she never sat down to write without thinking of a dozen other things to do, and how bitterly she had to fight down the impulse to do them; how she covered her fingers with ink and constantly rebelled against the task she set herself, yet was always driven on by the irresistible need of expression; how, the moment she dipped the pen in ink she saw the most entertaining thing happen under the window to distract her mind.

It was most encouraging to find that the author of those enchanting and holding memoirs found no royal road to writing, either; that the desire not to write, battling against the desire to express one's self, did not make for literary failure.

Her talk reminded me of what the celebrated Dr. Horace Howard Furness of Philadelphia used to impress on us: that even the most facile pen and brain needs the grinding stone of hard work to give it a light touch. When some one congratulated him on a brilliant speech made in the Academy of Music when he received a degree from the University of Pennsylvania, he confessed to the astonishing fact that he had gone over that speech thirty times before making it.

Shirts and Gossip.

It was thus we talked as we sat around Mme. Waddington as she rolled bandages, and the women out of employment ran the sewing machines, and a lady in waiting to the Duchess d'Orleans and the Princess Ruspoli cut out shirts for the wounded.

These ladies are working for the most important charity in France today: the giving of employment to the women out of work, and those whose men have gone to war. All the money given goes for supplies for hospital clothes, that poor women can make at so much per day, getting a hot meal while doing it. Otherwise the starvation among women and children here will rank next to the list of the wounded.

American women who are going to stay here through whatever comes are working valiantly along these lines. Cantines for soup are being opened in each arrondissement where children can get nourishment. Mrs. Laurence Benet, Mrs. Charles Carroll of Carrollton, Mrs. Edith Wharton, the novelist, Mrs. Watson, the wife of the American rector, Miss Hanet Scudder, the sculptress, Mrs. Herman Jarjes, the wife of the banker, are among the leading spirits who are giving thought and money to this vast work of nourishment. It is another proof of the thoroughness with which France is handling this war, that all charity must be under the general direction of the Constituted French Societies, with the exception of the American Ambulance, which works with the American Hospital, and to which has been given over the great Pasteur Institute. Dr. Joseph Blake, Dr. Turner, as well as many other well-known American surgeons and physicians, and trained nurses from Johns Hopkins Hospital in Baltimore, are enrolled here.

Fashions from the Croix-Rouge.

Mme. Wagner, the wife of the head of the house of Drecoll, which was once Viennese and is now Belgian, as President of one branch of the Croix-Rouge, went immediately to this work as soon as mobilization was ordered, but she continued to design new fashions for the opening of her house, thereby doing her duty in two different ways, getting ready for the wounded and giving employment to hundreds of women. Because of her action, many of her wonderfully good gowns are called by the people Red Cross fashions. Because of her sentiments at the time of working she used a good deal of infantry red, the color that the French chasseurs-a-pied use in their trousers, a blazing shade that one can see as far as sight can go. Surely the idea of protective coloration has not gotten into the French Army system!

Mme. Wagner also designed the loveliest evening wrap shown at the openings, which was named after the Russian, Ivanoff. It was another evidence of the cordial intentions that are now welded between the two countries in the forge of flame, battle, and sudden death. It might have been a Czar's coronation cloak, so splendid is it in its red and gold and blazing embroidery.

The idea in evening wraps, by the way, is all toward the sumptuous. They were designed just before mobilization, and their creators had not heard a whisper of war. But in their mediaeval splendor and bravery they are reminiscent of the war panoply of other days, not of that dun gray and dust brown in which the soldiers of two countries have gone into this death grip. And yet there are women who will say that they are quite appropriate, for people here talk uneasily today of Attila and the Huns. All fear of every kind has melted into fear of what the enemy of France will do to its citizens and the stranger within its gates should it ever have the chance. Much of it is hysteria from overreading and talking, but it is developing into a serious menace to self-control.

Fashions from the Camp.

At the house of Premet, the new manager, M. Matthews, wore a brassard of the Croix-Rouge on his arm while new gowns were shown; and the manager who had gone to camp sent in many late designs for the Autumn fashions in order that his force would not be depleted. Therefore it was natural that the brassard would make its appearance in the gowns.

Many of the best frocks that have been made for the Americans have this arm badge, which is significant of service to the French Government, although few Americans who will wear it will connect it with its meaning. It is placed on one-piece frocks of blue serge, and in gabardine, which have in no measure lost their prestige, although Cheruit's use of vigogne has turned attention to this weave.

This brassard is not added to the sleeve, but is a part of it. It is merely a strip of material placed between the upper and lower part of the sleeve, much in the fashion adopted last year for alteration in making the short sleeve longer.

Any kind of embroidery may be used; it may be in brilliant red, in blue, or black and yellow, and although the single Red Cross is not allowed unless one has special permission to wear it, there is a design in embroidery that displays a number of tiny scarlet crosses bedded in borders of dark blue or yellow.

Nearly all the dressmakers are showing evening frocks of satin in a tone of pinkish yellow, known as salmon. It comes in velvet, also in cloth, and there are quantities of tulle in it used for drapery over self-colored or white satin.

The entire range of colors in evening gowns comprises only these light tones, excepting the few brilliant infantry red gowns and the black satin and lace toward which Drecoll has shown so much partiality.

Not many of the houses show all black evening gowns. Premet has a few attempts at them, but she splashes a brilliant color somewhere to take off the sombreness. When she uses jet it is lavishly done, and often in colors as well as black, as the foundation is merely a background.

It is possible that this fashion for all black will be more followed in Paris than elsewhere, but it is quite safe to say that conspicuous evening gowns of any kind will not be given airing.

In America there is little doubt that Drecoll's black lace gowns over satin will find much favor. He also brings out the inevitable suit of baby lamb; Paris is never able to get through the season without one such costume offered to the American buyer.

The Coat with Many Seams.

It would need a civil engineer to understand the details of the new Cheruit coat that has become a standard fashion. The long full peplum is made up of godet sections, and no one of these sections is large. That may give you some idea of the bias markings the seams make that run from waist to hem.

Not content with these, there are from four to six sections, cut in the same shape, placed exactly under the arm; they begin in a point marked by a large embroidered arrow head and spread out, fanwise, to the waistline. There is no revival of darts in the front, but there are seams down the back that slightly shape it at the sides.

The front of this coat is fastened at the left side, invisibly, at neck and waistline. Unless the material is well-shaped it will open in an awkward manner between these two fastenings; the art lies in keeping the edge on a straight line down the left side of the figure.

There is an extra wide collar with this coat; a rolling affair of satin, or fur, or velvet, that spreads nearly to the armhole. If it is unbecoming, a white organdie collar must be rolled above it, but not over it.

Changing the Neck Line.

You see how this changes the usual opening at the front of the neck. It is no longer V-shaped, unless one wishes it to be. When one prefers the long, rolling line from collarbone to waist, it is easy to obtain by merely throwing back the coat.

The straight line across the base of the neck in front is exceedingly trying. No woman should accept it without investigation. There are many ways to modify its harshness which the individual must work out.

One of the simplest methods of obtaining a V-shaped line without opening the coat is to drop a twisted cravat of satin ribbon from beneath the wide collar.

The Classifying Sleeve.

By their sleeves you may know them.

That has been true of the frocks of many generations. And it is true again of the frocks of today.

For several years sleeves have not been of especial importance. Most of them have been cut on kimono lines—and so they were no sleeves at all, and perhaps that is why they were not important. But this year we have a cut-and-dried sleeve to deal with again.

To be sure the new evening gowns have no sleeves. But this absence of sleeves is as characteristic of the style as any other sleeve detail would be. The new evening bodices are cut in two points that clasp on the shoulder under a jeweled buckle or clasp or under an artificial flower, or else they are cut off square and held over the shoulders with jeweled bands or strands of artificial flowers.

But in the day time the sleeve is a regulation sleeve, set into a regulation armhole. And it is long and rather snug and usually reaches well over the hand. Sometimes a bishop sleeve is used—one full above the wrist, gathered into a little wristband. Sometimes, too, of course, the kimono arrangement of the bodice is followed. It has been brought so nearly to perfection that it is too bad to discard it entirely. For it is both comfortable and attractive in appearance.

Miles of Tulle in New Models.

Miles and miles of tulle must have been manipulated in even the comparatively few models that it has been the good fortune of Americans in Paris to see this Summer. Never before has it been so well used and never before has it been so lavishly used.

The fashion for long sleeves has called it into use for the sleeve; for although there are many velvet and satin sleeves, long and tight, on velvet or satin afternoon frocks, there are many tulle sleeves, too. And surely, after our long experience with sleeveless arms the tulle sleeve is easier to wear than that of heavier fabric.

Moreover, tulle is especially likeable in the long, snug sleeve that reaches down over the hand. Do you remember the mousquetaire sleeve that Gibson girls and other heroines of the popular illustrators, as well as their live prototypes, wore several years ago? It was sometimes made of lace, sometimes of chiffon. It was a long sleeve, shirred from shoulder to the knuckles of the hand, and it was a part of an evening frock.

Well, the new tulle sleeve is highly suggestive of this. It is long, it fits, and often it is shirred from top to bottom. But it is an afternoon rather than an evening sleeve. Sometimes there is a plain foundation sleeve of tulle of bright blue or some other brilliant color, over which is shirred a sleeve of black. And the effect is really lovely.

Tulle Clouds in the Evening.

It is in the evening when tulle really finds its own. Although there are no sleeves in the new evening frocks, there are long floating masses of tulle, caught at the shoulder and often clasped about each wrist with a band of velvet or a band of jewels. Sometimes these tulle clouds float away from the figure in a quite unattached manner, and although they are probably designed with some relation to the arms, they are in no way attached to them.

Where We Wear Our Flowers.

Wartime and flowers!

A strange combination. But flowers are one of the dominant notes of the fashions as they appear in Paris today.

Some of the new velvet street suits show the flower of the hat duplicated in the chiffon bodice. A gray velvet suit is worn with a big gray velvet canotier trimmed with a huge cerise rose at the belt.

Some of the new velvet corsage flowers bear little resemblance to any known flower. They are composed of four big, symmetrical petals, the left side of each petal overlapping the right side of the one next to it. They almost look like pinwheels, so round and symmetrical they are. A black velvet, button marks their centre, or perhaps a cut steel or jet button. The edges of the petals are turned in a little hem and stitched flat. In spite of the fact that these flowers are unflowerlike, they are effective. For they are in good colors and they are big enough to make their color obvious—a thing which the smaller, daintier corsage flowers do not do.

There are many places where the flower can be worn. In evening frocks it clasps the pointed bodice on the shoulder, or it is fastened at the left hip; it is made into strands to go over the shoulder, or it is festooned on the skirt, under the tulle overskirts or over them, and sometimes it is fastened on a band of fur around the bottom of the skirt, as it is shown in a Bechoff-David model.

JET and monkey smartly combined. There is apparently no end to the use of monkey fur. In this smart French toque monkey serves as the foundation and serves also for the aigrette, which is of monkey hair, and falls like a plume. It is fastened on with a jet ornament.

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Our exhibit of Fall and Winter Models is especially interesting this season, showing the last word in distinctive fur fashions, and illustrating the changes in style tending to extremes.

Our collection of rare skins has never been excelled, offering for special orders a selection that will meet the most exacting requirements.

We counsel early inspection and selection, as the great war abroad has rendered further importations uncertain.

Prices range from very moderate to the highest, with special attention to the popular priced grades.

Particular attention given to remodelling of furs to conform to the present day styles.

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What Will Women Wear This Fall?

The war may change the map of Europe and alter the habits of nations, but the world of fashion will continue to take its orders from Paris.

What the great couturiers of the French capital have decreed in hats and gowns and wraps for the women of fashion for the coming Fall is to be made known for the first time in the Fall Fashion number of The New York Times which is to appear Sunday, October the fourth.

These exquisite Fall creations have been especially photographed in Paris for The New York Times. They will be reproduced in the Rotogravure and Black-and-White Sections of the Sunday Times, together with full descriptions and leading articles on the trend of fashion from the view-point of noted experts.

To make sure that you will secure your copy of the Fashion Supplement, place your order today for The New York Times for Sunday, October 4th.

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FOLLOWING IN FOOTSTEPS OF MEN WHO FOUGHT BATTLE OF LONG ISLAND

Even in the Heart of Busiest Brooklyn You Can, If You Keep Your Eyes Open, Find Mementos of the Hardy Soldiers Who Strove to Hurl Back the British During Our Revolutionary War.

By Sarah Comstock.

OVER in Brooklyn, in the very heart of its busiest district, hundreds and hundreds of people come and go and pass every day in the year and never notice a simple little bronze tablet clamped at the corner of a square-shouldered business building at the intersection of Fulton Street and Flatbush Avenue. The tablet is dark and small and unobtrusive, and people are thinking about a real estate deal or an exploded tire or the new broad-brimmed black velvet hats.

It bears a very simple inscription—merely four names, set down for what they are worth, without comment:

"Washington. Putnam. Sullivan. Stirling."

And beneath these a small relief of a battle scene, and the words: "Line of Defense. Battle of Long Island, Aug. 27, 1776. From the Wallabout to the Gowanus."

"From the Wallabout to the Gowanus." That meant something in 1776. Today the Wallabout is merely that familiar bay at the crook of the East River where the Brooklyn Navy Yard fronts the water, and the Gowanus that indentation in our Upper Bay overlooked by Greenwood Cemetery and the busy blocks that lie just below its heights.

If you will look on the map you will see that an incurving line drawn between these will take in the heights of little Fort Greene Park, big Prospect Park, and the Cemetery. Here, then, you have a rough sketch of the great battle which was the first avowed battle fought in our nation's war for independence.

Take a day, even an afternoon, to refight this in your memory while you are strolling over some of the coolest heights within the limits of Greater New York. You will trace old roads, follow old footsteps, overlook old prospects. Ten to one you will see familiar spots in a totally different light from any you ever saw them in before; on a slope which has invited loafing, where babies have rolled, you will hear the clank of military metal and recognize the fact to which a real estate dealer once called attention—that "armies always do have a leaning toward fine building sites."

The DeKalb or Myrtle Avenue trolley lines can be taken at Brooklyn Bridge, and either one will bear you directly to Fort Greene Park, at the corner of Cumberland Street. The height which the city long ago converted into a park lies between Myrtle and DeKalb, and offers a refreshing splotch of green almost in down-town Brooklyn. Here, while you stroll through its overhung, shady paths or rest on one of its benches, call to mind the positions of the American and British forces 138 years ago.

Washington had driven the British from Boston and had brought his army down to New York in the Spring of that year—1776. He arranged during the months that followed to fortify several points in this vicinity. Brooklyn Heights offered a favorable position for fortification, and there he placed Gen. Greene with a large body of troops. But much sickness prevailed that Summer, and in the middle of August Greene succumbed to an attack of bilious fever, and Sullivan was put in his place. Meanwhile Gen. Putnam was arranging, by chevaux de frise, to stop British vessels which might aim to enter and pass up the East River.

The design of the British was clearly worked out. It was on the 22d of August that definite activities began, when Howe, with 20,000 men, having previously been anchored off Long Island, landed on its shore in Gravesend Bay.

Gravesend Bay, to you of 1914, is that curve of water which snuggles into the northwestern arm of Coney Island. Swaying in "airships" and dangling aloft in electric-lighted wheels, we are seldom inclined to reflect upon the landing of the British troops on our shores. Nevertheless here they planted 40,000 feet on that August day, and from this spot Howe set out to reach Brooklyn Heights. Four ancient roads led thither from Gravesend Bay; you can trace them approximately now if you cover the intervening space by way of Bedford, by way of Flatbush, by the roundabout way of Jamaica, and along the shore, cutting across to Brooklyn from Gowanus Bay.

Now the spot where you are resting, Fort Greene Park of today, was one of the first spots which Washington had caused to be fortified that season. It is described by Lossing as a wooded hill near the Wallabout, a redoubt with five guns, and he adds that when the trees were felled it commanded the East River as well as the roads approaching Brooklyn from the interior. Stand on its highest point today and you will recognize its value as a fortification.

The intrenchments which ran from this point—Fort Putnam, as it was formerly called—are extremely difficult to trace in this century, owing to the over-riding growth of the city which has sprung up. It is known that one ran in a northwesterly direction down the hill toward a spring on the verge of the Wallabout. Another ran toward Freek's mill pond, at the head of Gowanus Creek. There were various redoubts here and there. At the corner of Clinton and Atlantic Streets, the site of the Athenæum of a later day, stood "Cobble Hill," an old fort. Three cannon were here. As the intrenchment made a spiral from top to bottom of the hill, it was called "Corkscrew Fort." The finding of arrowheads and buttons marked "42," (belonging to the Forty-second Highlanders,) about a half-century ago recalled the position of Box Fort, near the termination of Hoyt Street at Carroll. And so history has carefully worked out the sketch of the American position at that time, but many a link in the chain of evidence has been debated.

For four days Howe reconnoitred. The upshot was that he decided to approach Brooklyn Heights by all of the four roads, he himself choosing the Jamaica Road, which made that roundabout eastern approach. Here, by the way, he made his quarters in what was then Howard's Half-Way House, formerly an old inn on the Jamaica Road.

Washington's hour for swift and drastic measures had come. He sent reinforcements to Sullivan at Brooklyn, but upon the following day sent Gen. Putnam to take entire charge of the situation. Putnam was a veteran at this time; he was in his fifty-ninth year, had commanded the first troops raised in Connecticut for the French and Indian war of 1775, had again left farming at the summons of the Revolution, and had distinguished himself in the battle of Bunker Hill. Congress had appointed him one of the four Major Generals in 1775, and he was now mature in both life and war, fully equipped for this position of extreme responsibility.

The position which the Americans held on Brooklyn Heights was dangerous through its exposure, at the same time that its outlook possessed a great advantage. But the holding of this point was vital. It commanded New York in the same way that Bunker Hill and Dorchester Heights commanded Boston, and Washington knew that he must hold it if New York was to remain his. Half the American Army, 9,000 men, were now concentrated here under Putnam, and it was upon this position that Howe aimed the whole brunt of his attack.

The four divisions of the British now approached, while Putnam prepared to meet the attack. By way of Bedford and of Flatbush, through dense woods, Gen. von Heister led the Hessians; these roads were defended by Sullivan. The Highland regiments under Gen. Grant followed the road along the shore; Stirling was ready for them. Howe himself, in his night march by way of the Jamaica Road, was accompanied by Cornwallis, Clinton, and Percy, and aided by many British sympathizers along the route.

It was impossible to send enough men to meet Howe. So great was the British majority that any force which the Americans might have sent would have been powerless. A patrol watched the Jamaica Road, but it was captured at daybreak, and Bedford was gained by the British.

Sullivan put up a magnificent fight when he met von Heister with his Hessians. But Sullivan's position was between two fires. In spite of his valor, Cornwallis assaulted him in the rear. The Americans were made prisoners or driven to flee. Stirling, on Aug. 27, was confronted by Grant with his 5,000 men, 3,000 more than Stirling had; nevertheless, the brave American General formed a battle line all the way from Gowanus Bay over Battle Hill in Greenwood Cemetery. We shall go on there presently and trace the movement of the army. This line extended to the Flatbush Road, and Battle Hill was its centre.

Now, before going on to the other scenes of battle, look at the wonderful shaft rising before you, here on the summit of Fort Greene Hill. It is the prison soldiers' monument, above the Martyrs' Tomb, the last and the saddest chapter of this battle story. Here were brought the bodies of those victims of the prison ship Jersey who suffered such tortures after their capture by the British. The wonderful monument, flanked by cannon, rising in majesty above the city, is one of the most remarkable memorials of the Revolution. We shall come to its story presently; now take a trolley transferring to the Vanderbilt Avenue car, and let us follow the story into Prospect Park.

Although it is wholly another story, of another period, of other heroes, we may pause for a moment before the Soldiers and Sailors' Arch at the main entrance to the park. This giant memorial is dedicated to the defenders of our Union who fought from 1861 to 1865, and stands here only a short distance from the spot where those brave soldiers of almost a century earlier defended our land.

If you will turn into the Eastern Drive after entering the park and follow it a little way you will soon come to the children's playground, a little valley lying to your right and thronged with rolling, tumbling, somersaulting youngsters. Continue along the drive; just as the playground is disappearing from sight and the little voices are growing dim you may begin to look sharply to your left. Suddenly you will discover a gray boulder near the drive, but retiring among the trees. On it is a tablet with this inscription:

"Line of Defense. Aug. 27, 1776. Battle of Long Island, 175 feet South. Site of Valley Grove House, 150 feet North."

This tells its own story. Here we are coming into the thick of the battle. Valley Grove was the outer line of defense.

Now follow on along the Eastern Drive until it bends into the Central Drive, pass the lake, and find your way to Lookout Hill. There is much to tempt you to idle along the path of history. This land which was once trampled by throngs of soldiers, drenched with blood, given over to the horrors of battle, is now one of the finest parks in the United States, a triumph of landscape gardening, thronged with merrymaking crowds.

The various gardens, the skillfully arranged bends of the lakes, the waterfall, the Court of Music with many interesting statues—those of several musicians, Beethoven, Mozart, and so on, as well as national heroes—all are worth a visit, whether they are familiar or unfamiliar to you. And so, past the strains of the band concert, past the lake where solemn swanboats glide with joyful youngsters, many and devious turnings lead you at last to Lookout Hill and the Maryland Monument.

Climb the flank of this fine hill and look out over the roads, the trees, grass, water, and picture the prospect on that August day when the gallant Marylanders fought there. A simple shaft rises in their memory; on the one side you may read, "In honor of Maryland's Four Hundred, who on this battlefield, Aug. 27, 1776, saved the American Army." And on the other side George Washington's words quoted: "Good God! What brave fellows I must this day lose!"

Von Heister with his Hessians had overcome Sullivan in short order, with the assistance of the forces which had closed in upon him from behind. Stirling and Grant, meeting on the coast road, had fought the first fight in which Americans had ever met British troops in the open field and in regular line of battle. Stirling had fought magnificently, but he, too, was assaulted in the rear; his one effort now was to save his command from capture.

With the remnant of the Maryland men he formed a line and made one of the most terrific fights in the annals of the Revolution. Stirling himself was captured, but to the Maryland regiment was due the fact that the retreat of hundreds of Americans was made possible. It was a frightful retreat—a mere fleeing mob, officers mingled with privates, no formation left.

On the Heights the brave Putnam and his partially destroyed army were watched by the victorious British. Howe appeared to be entirely in command of the situation. His army had captured 1,000 Americans, and 400 were killed and wounded.

Going on now to Greenwood Cemetery, you will come to another scene of battle. If you will turn back from Lookout Hill in Prospect Park and follow the path to the Ninth Street entrance, you will find a car at that point which will take you on to the cemetery in five or ten minutes' run.

Enter at the first gate you come to, where offices of the cemetery stand at your right. Take the road which runs in front of these small buildings and follow its curve to the right, keeping near the edge of the slope, and soon coming into sight of the bay. Now turn as the gravel road turns; within ten minutes' walk you will come to an incline marked "Battle Path," leading up to the Civil War Monument.

Just beyond this you will read the sign, "Fern Avenue." You must still keep to the right to find this. Follow this road until you reach "Greenbank Path," and where these two intersect Battle Hill lies. It commands a magnificent view of Gowanus Bay, of our harbor, of the stretch of water which sweeps out to the great Statue of Liberty, and far beyond.

Here lay the centre of that battle line which the brave Stirling formed. Putnam could merely hold his shattered forces in retreat on the Heights. Howe watched, and no conceivable move lay open to the Americans.

Washington now made one of his greatest moves. Hastening across the river from Manhattan, he assembled at the Brooklyn Ferry all the boats obtainable, and, under cover of the foggy night, removed his vanquished army to this side of the river while the British, officers and men, slept. How the thing was accomplished without rousing the victors has always remained inexplicable. Washington himself superintended the embarkation to the last detail and did not leave the ground until every one of the men was off. Seven in the morning saw not only every American landed on the New York side, but cannon and small arms as well, tools, horses, ammunition, and larder. Fiske says, "When the bewildered British climbed into the empty works they did not find so much as a biscuit or a glass of rum wherewith to console themselves."

If you have time left to cross Brooklyn to the navy yard you can follow in imagination the sorry fate of our men confined in British prison ships. Here you can look out over Wallabout Bay and recall the horrors of the old hulks which the British moored here and kept as floating prisons, the Jersey being the most famous of these. She was called by her prisoners "the hell afloat." This vessel served as prison ship till the end of the war; it was a hotbed of filth and disease, men were left in rags, crowded beyond all conception of crowding, poisoned by spoiled food, and tortured by countless cruelties.

Until the year 1873 the bones of these martyred prisoners lay in a vault just outside the navy yard. Then they were removed to Fort Greene Park. The Martyrs' Tomb built there contains the remains of 11,000 American heroes. The monument which the city recently erected is 126 feet high, this height being surmounted by a bronze urn 20 feet high, and the contributions which swelled the fund came from city, State, United States Government, and the Prison Ship Martyrs' Association.

Until the end of the Revolution Brooklyn remained in the hands of the British. Washington, Putnam, Stirling, and Sullivan had done all that was in their power to do, but they could not resist the British force. Nevertheless, the memory of their gallantry leaves us with a proud recollection as we trace again the story of the battle of Long Island.

ITINERARY FOR TRIP OVER LONG ISLAND BATTLE GROUND.

Take Subway to Brooklyn Bridge.
Take Myrtle or De Kalb Avenue car to Fort Greene Park.
Fare 5 cents.
About 15 minutes.
Take Myrtle and Vanderbilt Avenue cars to Prospect Park.
Fare 5 cents.
About 15 minutes.
Walk up Eastern Drive to Battle Tablet.
Walk to Lookout Hill.
Leave park at Ninth Street entrance. Take car to Greenwood Cemetery.
Fare 5 cents.
About 10 minutes.
Walk to Battle Hill, at Fern Avenue and Greenbank Path.
(Side trips may be made to navy yard, entrance at Sands Street, and to Battle Tablet, at corner of Flatbush Avenue and Fulton Street.)

ABRAHAM AND STRAUS
BROOKLYN
17 Minutes Grand Central to A. & S. Subway Station, Hoyt St.

Most Extraordinary Upholstering Sale
The Economy Event of the Year
Surplus Stocks of Great Makers

IN SOME INSTANCES HALF PRICES ON NEW GOODS, and in every instance prices that are far below regular. This extraordinary sale has taken place at this time every year for years. It is literally the clearance sale of the leading importers and makers of the country, and brings to us surplus and sample lots of Lace Curtains, Lace Bed Sets, Curtain Scrims, Tapestries, Damasks, Portieres and Upholsterings just at the time when most housewives are refitting the house for Fall and Winter.

THESE PRICES ARE RECORDS. Do not miss the chance to save money on the finest goods.

1,000 Two and Three Pair Lots of Lace Curtains

Some are just a trifle soiled from stock handling. Every Brooklyn woman knows we sell Lace Curtains regularly at prices far below those of other stores. These are below our regular prices:

60c. to 75c. Nottingham Lace Curtains, 29c. pr.
85c. to $1.15 Nottingham Lace Curtains, 49c. pr.
$1.25 to $1.35 Nottingham Lace Curtains, 59c. pr.
$1.45 Nottingham Lace Curtains, 69c. a pair.
$1.55 Nottingham Lace Curtains, 79c. a pair.
$1.65 and $1.75 Nottingham Lace Curtains, 89c. a pair.
$2.00 to $2.25 Nottingham Lace Curtains, $1.19 a pair.
$2.50 Nottingham Lace Curtains, $1.29 a pair.
$2.75 and $3.00 Nottingham Lace Curtains, $1.49 a pair.
$3.25 Nottingham Lace Curtains, $1.59 a pair.
$3.50 to $6.00 Nottingham Lace Curtains, $1.89 and $2.39 pair.
$3.00 to $5.00 Irish Point Lace Curtains, $1.89, $2.89 and $3.89 pair.

Novelty Net and Scrim Curtains

$1.00 Curtains, 49c. pair.
$1.50 and $1.75 Curtains, 89c. pair.
$2.50 to $3.50 Curtains, $1.89 pair.
$1.00 to $1.45 novelty flat and ruffled muslin Curtains, 29c., 49c. and 89c. pair.
$5.00 to $6.00 Curtains, $2.89 and $3.89 pair.
$4.00 to $35.00 sample lace and scrim Bed Sets, $1.89, $2.89, $4.89 up to $15.85 a set.
10,000 yards colored bordered Curtain Scrims, 8c. and 12c. a yard.

$2.00 to $3.00 Imported Tapestries and Damask, $1.19

$3.50 to $4.00 imported Tapestries and Damask, $1.98 a yard.
50-inch upholstery Velvet Velours, 98c. a yard.

500 Pairs New Reversible Velour Portieres

The best values offered in the Greater City. All with open edges in every wanted coloring; some with galloon applique trimming. $9.75, $10.89 and $14.89 a pair.

$2.75 Reversible Tapestry Couch Covers, $1.79 Each

Third Floor, Central Building.

FREDERICK LOESER & CO Inc.
INVITE YOU TO ATTEND AN EXHIBITION OF
NEW STYLES IN GOWNS SUITS AND WRAPS
TO BE MADE IN AN INTERESTING MANNER ON THE SECOND FLOOR OF THE LOESER STORE
TUESDAY, WEDNESDAY AND THURSDAY, SEPTEMBER THE 22nd, 23rd AND 24th, 1914.

This Week a Special Offering of Women's
Persian Lamb Fur Coats
Made to Measure—$145, $175, $190

TO MEASURE, AND PERFECTLY FITTED. Made in the newest styles, of Leipzig dyed skins, probably the last consignment not affected by the war. They will be *40 inches long*, in the newest models, lined with all-silk Skinner's satin.

All Sizes at the Same Prices

constituting an unexampled opportunity for the large woman or her of unusual proportions to be fitted without any extra charge for the service.

The skins are beautiful, in several kinds of curl, carefully selected for luster and softness.

The Coats will be made in our own workrooms by expert furriers. They will be finished perfectly in every detail.

Fur Store, Second Floor, Bond and Fulton Streets.

Sale of New Waists at $3.15
$8.50 Value in Fabrics, Making and Trimming

THERE are 250 Waists at $3.15, and every one is up-to-the-minute in design and coloring. Chiffon Waists are in the majority, but there are also many handsome models in crepe de chine and messalines. Most of the dark, rich colors so suitable for Winter are well represented—there are many in navy, Copenhagen, shades of green, brown, chartreuse, tango, etc.

Some of the chiffon Waists are made over white silk and trimmed with very good laces. These models show the new long sleeves, and in some cases the new high collars.

Because of the limited number of Waists included in this Sale, and in order to avoid disappointing visitors, we cannot accept mail or telephone orders, and none will be sent C. O. D.

Waists $4.50 Whose Average Price Has Been $7.50

Two hundred altogether, made this season after the new styles had become thoroughly established. Most of them are single pieces of very individual character. There are a few basque models, and some beautiful Roman striped silks; also chiffons, crepes de chine and satins. The good colors of the Fall are well represented, and in addition there are some handsome black Waists.

Models show the new flaring collars, the new long sleeves, the vestee tops of organdie and the vest fronts which, in many cases, are of fine lace. We cannot fill mail or telephone orders, and none will be sent C. O. D.

Second Floor.

Frederick Loeser & Co Inc.
BROOKLYN—NEW YORK

$2.00 Satin Charmeuse, $1.29
The Silk Sale of the Season
4,500 Yards at Record Low Price

IT IS IMPOSSIBLE TO EXAGGERATE the marvel in this offering. A manufacturer offered a liberal advance to take the entire quantity from the mill two months ago, but we held it by previous contract. 40 inches wide.

It is worth far more now. Many makers would be glad to have it all at the price you are asked to buy it for on Monday, and higher prices are being obtained today at wholesale.

Fashion writers everywhere declare it THE FASHIONABLE SILK OF THE SEASON.

One of the reasons for its scarcity and high price now is that Schappe silk is used in its weaving, and this all comes from Germany and France. It can readily be seen that the price will advance even more as the season advances. DRESSMAKERS would do well to take this warning and buy before our lot is sold.

We follow our invariable policy of dividing advantages with our customers and offer to you at retail what many would be glad to buy at wholesale at the same price.

We reserve the right to limit quantities to a reasonable amount to a customer. None C. O. D. Store orders only.

Street Floor, West Building.

The Oriental Rug Sale of Years
142 Large Rugs Radically Reduced

TO THOROUGHLY APPRECIATE THIS SALE you must bear in mind that the remarkable reductions are on our own famously low prices, which make them indeed extraordinary.

Dealers all over the Orient as well as here know that this is one of the few stores that sells Oriental Rugs exactly like all our other merchandise—on a fair margin of profit minus all the romance that usually surrounds these masterpieces of Old World coloring and weaving.

THESE UNMATCHABLY LOW PRICES have been reduced from $25.00 to $250.00 per Rug during this sale in order to quickly dispose of certain lines.

There are Persians in small allover designs and medallions; boldly brilliant Gorovans and Serapis; soft, deep pile Turkish; exquisitely colored Kirmanshahs; rich, closely woven, magnificent Sarouks and Tabriz, etc., etc. Every Rug perfect. The following are specimen values in the Great Sale:

Persian Carpets

Size.	Former Price.	Now.
9 ft. 7 in. x 8 ft. 2 in.	$85.00	$60.00
10 ft. 4 x 8 ft. 5	$150.00	$100.00
10 ft. 4 x 8 ft. 6	$150.00	$100.00
10 ft. 10 x 6 ft. 11	$115.00	$95.00
11 ft. 4 x 8 ft. 3	$115.00	$85.00
11 ft. 9 x 8 ft. 9	$134.00	$100.00
11 ft. 11 x 8 ft. 10	$125.00	$90.00
12 ft. 3 x 9 ft. 4	$130.00	$80.00
12 ft. 6 x 8 ft. 9	$145.00	$100.00
14 ft. 2 x 10 ft.	$225.00	$150.00

Turkish Carpets

Size.	Former Price.	Now.
9 ft. 9 in. x 7 ft. 10 in.	$155.00	$110.00
10 ft. 8 x 9 ft. 3	$165.00	$125.00
11 ft. 5 x 8 ft. 9	$165.00	$125.00
11 ft. 10 x 8 ft. 11	$195.00	$115.00
11 ft. 10 x 9 ft. 8	$175.00	$115.00
12 ft. x 8 ft. 10	$175.00	$135.00
12 ft. 2 x 8 ft. 11	$165.00	$125.00
12 ft. 8 x 9 ft. 6	$200.00	$115.00
13 ft. 4 x 9 ft. 6	$200.00	$125.00
13 ft. 5 x 10 ft.	$195.00	$85.00

Serapi and Gorovans

Size.	Former Price.	Now.
11 ft. 9x 8 ft.	$135.00	$110.00
11 ft. 9x 8 ft.	$145.00	$125.00
12 ft. 5x 8 ft. 3	$150.00	$125.00
11 ft. 11x 8 ft. 3	$185.00	$150.00
13 ft. 3x 9 ft. 7	$185.00	$115.00
13 ft. 6x10 ft. 4	$210.00	$125.00
13 ft. 10x10 ft.	$210.00	$135.00
14 ft. 5x11 ft. 7	$245.00	$150.00
13 ft. 3x10 ft.	$268.00	$200.00
18 ft. 3x12 ft.	$375.00	$300.00

Kirmanshah Carpets

Size.	Former Price.	Now.
8 ft. 5x6 ft.	$200.00	$150.00
9 ft. 8x5 ft. 9	$250.00	$200.00
9 ft. 3x7 ft. 1	$195.00	$150.00
9 ft. 9x8 ft. 3	$285.00	$175.00
9 ft. 11x7 ft. 1	$290.00	$225.00
10 ft. 4x6 ft. 10	$212.00	$165.00
11 ft. 9x8 ft. 11	$325.00	$250.00
12 ft. 1x9 ft. 7	$375.00	$275.00
13 ft. 3x9 ft. 8	$500.00	$375.00
14 ft. 9x8 ft. 11	$450.00	$325.00

Sarouk and Tabriz Carpets

Size.	Former Price.	Now.
12 ft. 5x 9 ft.	$308.00	$225.00
12 ft. 8x 9 ft. 8	$350.00	$250.00
12 ft. 11x 9 ft. 4	$333.00	$250.00
12 ft. 4x 9 ft.	$360.00	$225.00
14 ft. 5x10 ft. 5	$415.00	$310.00
14 ft. 6x10 ft. 9	$415.00	$315.00
18 ft. 1x11 ft. 3	$610.00	$425.00
11 ft. 8x 9 ft.	$425.00	$375.00
11 ft. 10x 8 ft. 7	$400.00	$350.00
12 ft. x 8 ft. 10	$425.00	$375.00

Third Floor, East Building.

Official Red Cross Station for Brooklyn

For collecting contributions and distributing of patterns and pamphlets describing clothing acceptable to Red Cross Society.

The Antique Furniture Exchange
6-8 East 40th St., near 5th Ave.
Formerly 13-15 W. 33rd St.
The leading antique shop.
"By far the largest collection and much the lowest prices"; all goods sold on commission basis regardless of antiquity, history or value.
This is headquarters for bargains.

Great Stocks of FURNITURE OF QUALITY
Special Prices Giving the Best Values in Town!

Home Outfits	3 Rooms Furnished	95.50
	4 Rooms Furnished	118.75
	5 Rooms Furnished	145.50

LONG CREDIT—LOW PRICES at
McEnery's
Brooklyn's Most Reliable Furniture and Carpet House
86-88-90 Myrtle Av., Corner Lawrence St.
Open Saturdays Until 7 P. M.

Baldwin's Autumn Sale
Begins Monday, Sept. 21. It includes
300 Pairs
Of $6, $7 and $8 Value Women's Shoes
at $4.95
Comprising all sizes and many lasts in patent leather, cloth topped dull leather; patent leather with black or gray cloth tops, all gray suede, etc.
H. W. BALDWIN CO.
Shoes and Hosiery.
548 Fulton St., Brooklyn, N. Y.
Between Bond St. & Hanover Pl.

QUERIES AND ANSWERS

Readers of The Times are particularly requested to read the following before sending queries to the Query Department:

This department does not pretend to be infallible. It will endeavor to answer questions sent to it by THE TIMES readers to the best of its ability.

No answers can be given regarding legal or medical matters, card problems, propriety in dress, correctness of English sentences, and values of stamps and coins, nor to questions of a trivial character or of concern only to the questioner.

To receive attention every question must bear the name and address of the person sending it. This does not necessarily mean that the name will be published when the question is answered; only the initials will be used if the querist so desires. No attention will be paid to queries to which the name and address of the sender are not appended.

Hundreds of letters are received by this department, so that it is obviously impossible to answer all of them immediately. In many cases there must be a certain amount of unavoidable delay.

Belgian Relief Fund.

A. M. U.—Following a suggestion made in your paper some days ago, I have started a 10-cent Belgian Relief Fund among my friends and acquaintances. If many individuals would do the same I am sure the aggregate of tiny contributions, which probably otherwise would never be made, would yield surprising and gratifying results.

Will you kindly tell me how I can get in touch with the Society of the Double White Cross?

The Society of the Double White Cross has no New York office. Contributions to the Belgian Relief Fund can be made through the banking house of J. P. Morgan & Co., which is handling the Fund for Belgium, or through the American Red Cross Society, 130 East Twenty-second Street.

Citizenship.

J. H. F.—Will you please tell me whether I am an American citizen? My parents emigrated from Germany to the United States. My father never became a citizen, nor did he take out papers with the intention to become one. I was born in New York City fifty years ago. I never took out any papers.

In order to be accepted as an American citizen, it is necessary for you to go before a notary public, prove your American birth, and declare yourself as a citizen of the United States. You do not need to take out any naturalization papers or meet any delays in the attesting of your citizenship, but in the case of American-born children of foreign parents the personal declaration of citizenship, after coming of age, is necessary, as the individual has the choice of taking the citizenship of his parents or of the country in which he was born and has lived.

College Hazing.

S. W. G.—Please tell me the court decision of the case regarding the four senior co-eds of Purdue University who hazed a freshman co-ed.

The case to which you refer, in which a freshman entered suit against seven of her fellow-students for alleged injuries to her health received in a college hazing, has not come up to court. The plaintiff manifests very little activity in the matter at the present time, and the case may not be brought to trial.

The Boer War.

READER.—Please inform me what time the Boer war began. I wish to settle an argument as to whether the Boer war occurred before or after the Spanish-American war.

Hostilities in the Boer war began Oct. 10, 1899. The peace treaty was signed May 31, 1902. The Spanish-American war took place in 1898.

The Counties of Ireland.

J. B.—Kindly inform a reader of your paper which are the four largest counties in Ireland as per area and not population. Please name in rotation, first, second, third, fourth.

The four largest counties of Ireland, with the number of acres in each, are Cork, 1,338,921; Galway, 1,502,842; Mayo, 1,378,120; Donegal, 1,190,265.

War Beginnings.

P. T.—May I ask you kindly to answer the following questions:

On what date was the Austrian Archduke assassinated?

On what date did Austria declare war against Servia?

On what date did Germany enter Belgium?

On what date did Germany declare war?

The Austrian Archduke was assassinated June 28.

Austria declared war against Servia July 28.

Germany entered Belgian territory Aug. 5.

Germany declared war against Russia Aug. 1.

Causes of War.

MRS. D. T. H.—Kindly let me know what act caused Germany to declare war, to open this slaughter.

Germany's declaration of war against Russia followed that nation's announcement of its intention to "back" Servia against Austria. Germany and Austria are closely bound as allies, and Austria was assured of Germany's support against the Slavs. When Austria declared war upon Servia, Russia began at once to mobilize. Germany asked Russia to stop its mobilization, and, when no attention was paid to its ultimatum, declared war.

Foreign Emigration.

M. M. M.—Will you kindly favor me with a little information on emigration from the following countries, England, France, Belgium, Germany, Italy, Austria, Russia, Turkey, for the year 1913? The object is to settle an argument that there are fewer Germans emigrating than people of other nations. I should like figures.

The figures of the emigration from the various countries mentioned to the United States for the year 1913 are as follows:

From England, 43,363; Germany, 34,329; France, 9,075; Belgium, 7,405; Italy, 265,542; Austria-Hungary, 254,825; Russia, 291,040; Turkey in Europe, 14,128; Turkey in Asia, 23,955.

The Wars Cost.

S. A.—Will you be good enough to tell me the cost of the war, daily, between all the belligerents?

J. G. H.—May I ask you to tell me the cost per day for the maintenance of the armies in a general European war?

The following table of the daily expenses of a general European war is the calculation of Prof. Charles Richet of the University of Paris:

Feed of men	$12,600,000
Feed of horses	1,000,000
Pay, European rates	1,250,000
Pay of workmen in arsenals and ports	1,000,000
Transportation	1,100,000
Transportation of provisions	4,200,000
Munitions, infantry, teh cartridges a day	4,200,000
Artillery, ten shots per day	1,200,000
Marine, two shots per day	400,000
Equipment	4,200,000
Ambulances, 500,000 dead or wounded	500,000
Warships	500,000
Reduction of imports	5,000,000
Help to the poor	6,800,000
Destruction of towns, &c.	2,000,000
Total per day	$49,950,000

Treaties and Alliances.

MAX ROSENBERG.—Would you kindly inform me where I can obtain copies of The Hague treaty, the terms of agreement of the Triple Entente, and also of the Triple Alliance? I would suggest the publication of same if they are not too voluminous for such purposes.

The text of the Triple Alliance and the Triple Entente have not been made public. The general terms of the Triple Alliance have been made known from time to time, but modifications have been made in the terms of agreement between the countries involved, and it is not possible to publish an exact or detailed account of the full diplomatic relations between Germany, Austria-Hungary, and Italy.

In general, the Triple Alliance, which was formed by Bismarck to take the place of the original "League of the Three Emperors," when the Dreikaiserbund was broken up in 1875, is a binding military alliance of defense. It lays strict obligations upon Germany, Austria, and Italy in matters which concern what is agreed to be "scope of common action," but leaves each country free to act for itself in matters which have no common interest. For instance, Russia and France were closely drawn together with Germany, and in opposition to England, in the alignment of the powers over the proposed cession of territory to the Japanese at the close of the war between China and Japan, so that Germany, unsupported by her allies and acting with two of her present enemies of the Triple Entente, seemed not to belong to the Triple Alliance at all. Italy's claim for neutrality in the present conflict is based upon the ground of the aggressive part taken by both Germany and Austria.

The Triple Entente is of less definite nature. Its scope has not been definitely fixed. Its scope has not been definitely known, it has not been based upon any absolute treaty—until the recently signed and published agreement of the three nations comprising it—and until war broke out it was considered the mystery of European diplomacy. Within the past year the Prime Minister of England stated that England was bound by no treaty to act jointly with France and Russia. Just before the present war broke out, however, Sir Edward Grey, the British Secretary of State for Foreign Affairs, stated that while no specific and binding agreement had been made between England and France, the two countries had had an "exchange of notes" to the effect that if either country were attacked by a third, the two would unite for common defense. Soon afterward the publication was authorized of a telegram from the Czar of Russia to King George, urging England to "stand by" Russia. Apparently the three powers had an agreement dependent upon the good-will and good faith of the nations holding it, and the "entente" appears to have been as effective as an actual cemented "alliance."

The terms and agreements of The Hague Conventions, which are, of course, far too long for publication here, may be found in two volumes called "The Hague Peace Conventions of 1899 and 1907," by James Brown Scott, published by the Johns Hopkins Press, Baltimore.

The Hague and Neutrality.

SANBORN GOVE TENNEY.—Will you please answer the following questions:

Is it a fact that The Hague Convention of 1907 prohibits a belligerent from transporting troops across the territory of a neutral?

Does said convention require the neutral owner of said territory to capture and intern the troops of such belligerent if he can?

Was Germany a signatory of the provisions of said convention relating to the foregoing subject matter?

Under the heading "Convention Respecting the Rights and Duties of Neutral Powers and Persons in Case of War on Land," Chapter 1, "The Rights and Duties of Neutral Powers," Articles 1 and 2 of The Hague agreements of 1907, read:

"The territory of neutral powers is inviolable.

"Belligerents are forbidden to move troops or convoys of either munitions of war or supplies across the territory of a neutral power."

Articles 3 and 4 forbid the belligerent's installation or military use of communicating apparatus on neutral ground and the forming of corps of combatants.

Article 5 reads: "A neutral power must not allow any of the acts referred to in Articles 2-4 to occur on its territory."

Germany was a signatory to this convention.

Neutral Nations.

W. K.—As a constant reader of your paper, and knowing your impartial manner of dealing with the present European conflict, I would appreciate very much answers to the following questions:

Is the Triple Alliance one of both offense and defense, and under the agreement is not Italy bound to assist Germany and Austria now that Japan has entered the war without any apparent provocation on the part of Germany and Austria?

The agreement to respect the neutrality of Belgium was signed by the Kingdom of Prussia before 1870, and not by the present German Empire. Does not that technically absolve Germany from respecting any such treaty?

The Triple Alliance is one of defense. Italy claims that the aggressive part taken by Austria and Germany at the beginning of the war permits her to remain neutral. Austria and Germany, on the other hand, claim that their ally should have "stood by" them through the conflict.

The answer to Sanborn Gove Tenney, under the heading "The Hague and Neutrality," contains the text of the articles of The Hague Convention of 1907, declaring the territory of neutral powers to be inviolable, and forbidding belligerents to move troops or convoys across the territory of a neutral power. As a signatory to this convention the German Empire did away with the possibility of technical absolution from obligation to respect the neutrality of Belgium or any other non-combatant nation.

War Dates.

J. V. ROONEY.—Will you kindly inform me upon what date the New York Stock Exchange closed, upon what date Germany declared war upon Russia, and upon what date Germany declared war upon France?

The New York Stock Exchange closed July 31.

Germany declared war upon Russia Aug. 1.

The German invasion of France began Aug. 2. The German Ambassador left Paris Aug. 3.

England and Germany.

H. C. B.—Kindly let me know whether England or Germany declared war first.

No reply having been received to her ultimatum demanding that Germany respect the neutrality of Belgium, England declared war against Germany Aug. 4.

Armies in Time of Peace.

ALBERT ALSBERG.—Kindly advise me of the number of men in the Russian and German armies when both nations are at peace.

The German Army, on a peace footing, numbers 81,459 officers and 708,530 men. The Russian standing army in time of peace is 1,284,000.

"Alliance" and "Entente."

C. H. TILLINGHAST.—Kindly cause me to be advised which nations are party to the so-called "Triple Alliance" and which to the "Entente."

The Triple Alliance is composed of Germany, Austria, and Italy. The Triple Entente comprises England, France, and Russia.

German Invasion.

DEBATE.—Will you kindly let me know which of the two nations, France and Germany was the first to land an army on the other's territory during the present war?

Reports of various frontier crossings by both French and German armies were current during the first days of August. The German invasion of France, through Luxemburg, began Aug. 2. A German troop actually crossed the French frontier near Marsla-Tour Aug. 4.

Reasons for War.

EDWARD WOELFEL.—Kindly send me full particulars why war was declared in Europe.

This question has been answered under the heading "Causes of the War" in reply to a question from N. C. S.

Pronunciation of "Moratorium."

READER.—Please give me the meaning and correct pronunciation of the word "moratorium."

The meaning of the word "moratorium" is given in reply to W., under the heading "Moratorium." The word is pronounced in five syllables, with the accents on the first and third; the first "o" is short and the second long; the other three vowels are short; "mor-a-to-ri-um."

Pronunciation of "Kiao-Chau."

S. LEE.—Please tell me how to pronounce "Kiao-Chau."

"Kiao-Chau" is pronounced "ke-ow-chow," with the accents on the first and third syllables.

Races in Europe.

LILLIE A. FARRELL.—In reading all the distressing war news one gets puzzled about the many different tribes and countries mentioned. We read of Muscovites, Slavs, Teutons, and wonder who they are and where they come from. Then there are the Celts, Saxons, and Latins. These latter are not mentioned in the war, and one wonders who are their descendants. Now, if it is not too much trouble I should like to receive some information about the various races concerned in the present war in Europe.

In many countries of Europe the race elements have amalgamated and no longer are in conflict with each other. In eastern Europe it is easy to trace the marks of successive Asiatic invasions. The Hungarians and the Bulgarians both made their way into Europe from Asia. The Turkish invasion held down for centuries the independence and strength of the Slavs in Europe. The Slavs, as well as the Germans and the Latins, are European races. The comparatively small groups of Finns, Magyars, Bulgarians, and Turks, which number in all about 14,000,000, are Asiatic in their origin. The countries of France, Spain, Portugal, Italy, and Belgium are known as the Latin nations, and number about 100,000,000 persons. The Germans—or Teutons—are in Germany, German Switzerland, and Austria; in Austria, too, are many Slavs. Russia and Servia are Slav nations. The Rumanians call themselves a Latin race, but seem to be largely Slavic. The English are known as the "Anglo-Saxon" race, but there is Celtic blood in Wales, Scotland, and Ireland. The Irish, Scotch, Welsh, and English represent the union of nationality that overcomes differences of race. The Muscovites are the Russians; the two words are synonymous.

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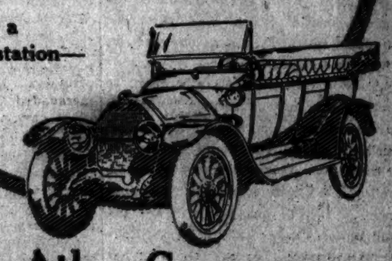

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THE WEEK'S WORK IN THE THEATRES

EDITH TALIAFERRO, MOLLY PEARSON and MARGARET GREENE, in "Tipping the Winner" Longacre

ALICE BRADY in "What is Love" Maxine Elliott

NORA BAYES Palace

FRITZI SCHEFF in "Pretty Mrs. Smith" Casino

GAIL KANE and GEORGE NASH in "The Miracle Man" Astor

DOUGLAS FAIRBANKS in "He Comes up Smiling" Liberty

SECOND THOUGHTS ON FIRST NIGHTS

SEVERAL plays which the opening weeks of September have added to the list of theatrical entertainments available in New York bring reassuring indications that, after all, this may not be a season given over largely to rivalries in lung power. There are now several plays in town where the actors speak in something that approaches the normal tones of the human voice. Even entire companies appear to be going about their business without any confused impression that the player's art is in some way connected with the celebrated attainments of the Bull of Bashan.

For a time the city seemed to be full of actors and actresses determined to earn their substance in one of the ways elected by Lear's aged uncle Arley. What saith the poet?

> Like the ancient Medes and Persians
> Always by his own exertions
> He subsided on these hills;
> Whiles, by teaching children spelling
> Or at times by merely yelling
> Or at other times by selling
> Propter's Nicodemus Pills.

The very first play of the season started the uproar. History records inexorably that this was "Apartment 12-K," and one's recollections of it are chiefly a ringing in the ears. In such a rattle-pated but highly amusing farce as "The Third Party" it may be natural for the actors to shout industriously, but it certainly is not necessary, and as an example of a simply inexcusable attempt to deafen the audience it would be difficult to find one more striking than the late "Cordelia Blossom," whose story, until recently, was howled across the footlights of the Gaiety. There, nearly every one was as noisy as possible, and even fateful intrigues were planned in a voice better calculated to waken the dead. Bated breath was suffered only when the actors were out of it. Easy enough it is to see how any player could develop the misleading notion that there is something akin between being impressive and being stentorian, but it is not easy to see just why any manual of stagecraft should direct that secrets be communicated "by merely yelling."

The comfort of an audience is an important consideration always, but here it is a matter also of the persuasion of an audience. Just now this is curiously important. Some of those whose business it is to entertain the theatregoers of New York detect an increased appetite for the battering play calculated to leave the spectator tingling. These diagnosticians announce a still far from satisfied hunger for melodrama, and yet it should be kept in mind that the playgoer is increasingly exacting about his melodrama. He wants it at least plausible on the surface, and it is in this respect that so many eager successors to "Within the Law" have been found wanting. Yet surface plausibility is often not much more than a matter of manner. It is fairly easy to convince an amiable audience that the stage folk are acting like human beings if only they can be persuaded to talk like human beings. A painful memory of last season comes to mind as a good illustration—"The Last Recort," a violent attack made upon the judiciary and a few audiences by the industrious Mr. Scarborough. Every improbability of the story took on grossness from the passionate audibility of the actors. But this season offers its own bad examples. "What Happened at 22," Mr. Wilgtach's play that paid a brief visit to the Harris Theatre, became absurd at its crucial moment from the fact that a presumably shrewd lawyer was made to say in clear tones what only the most madly reckless would have said even in a whisper. Indeed, much of the play was carried on for the sole benefit of the eavesdropper. The whole first act of the extremely entertaining "Under Cover" would be the better if its vocal tones were lowered a bit, and the subsequent complications would meet with less resistance from the audience if the hovering Deputy Collector could be persuaded to do his crafty and stealthy work a little less vociferously. Even "On Trial" would strike more surely for a little more interest in the soft pedal.

Naturally, in so charming and gentle a comedy as "The Beautiful Adventure" one expects a quiet manner and is not disappointed. But that the touch of the melodramatic need not, and indeed for its own sake should not, be a signal for roaring is nicely demonstrated by the success of "The Dummy." This engaging play is booked for still another fortnight in West Forty-fourth Street, and all players and producers who feel the impulse to uproar coming on should hurry to the Hudson and watch respectfully the quiet and expert performances of Ernest Truex and Edward Ellis.

Of course, it is not always the actor's fault. In the final analysis, it is never his fault. Watch the producer. Certain leathern-lunged playing observable in "Broadway Jones" must have been attributable by the only ordinarily suspicious to Mr. Cohan's desire to heighten by contrast the effectiveness of his own quiet methods in precisely the same spirit that a certain diminutive musical comedy star used to enjoy being surrounded by Junoesque show girls. More recent plays that have had the advantage of Mr. Cohan's supervision have lost nothing in speed, but have gained somewhat in dulcetness.

To protest against the excessive audibility of some of our plays is to put in no plea for inarticulateness in the theatre. No one would suggest the cultivation of Mrs. Fiske's bad old habit of confiding her thoughts secretively to the back drop, though the mention of her name and methods involves the responsibility to say that she has achieved some of her most superb effects when being articulate was no part of her intention. Nor can there be any quarrel with the point of view of a certain producer who is wont at times to interrupt a rehearsal by putting his hand to his ear and calling out:

"What was that? Say it again. I pay royalties on that word, and I want to hear it."

Of course, it is a first principle that an actor should be heard, but it is enough that he be heard within the limits of the auditorium. Who that has been visiting the playhouses this season has not been moved a dozen time to rise in his seat and call out to some player on the stage:

"Gently, brother, gently, pray. Don't shout so. The modern playwright is trying to get rid of bombast. Help him. The modern builder has given you an 'intimate' theatre. The most distant seat in the orchestra is not at the other end of the block. We like your determination to make yourself heard not only by the gentleman in the front row of the house but by the boy in the last row of the gallery. He could hear you, however, if you spoke ever so much more softly, and, besides, you know perfectly well that he isn't there at all. You know in your heart that he has gone to the movies, where he is growing accustomed, among other things, to quiet in the theatre."

Faversham and Dorziat Here Soon.

William Faversham and Mlle. Gabrielle Dorziat in "The Hawk" will be the next attraction at the Shubert Theatre, commencing Monday night, Sept. 28. The play, which is by Francis de Croisset, author of "The Marriage of Kitty," was translated by Marie Zane Taylor, and adapted and staged by Mr. Faversham. Mlle. Dorziat will play the rôle which she originated at the Ambigu Theatre, Paris. The cast includes Frank Losee, T. Jerome Lawler, Wright Kramer, Grace Henderson, Pauline Whitmore, Elise Oldham, Mercedes de Cordoba, William H. Burton, Herbert Delmore, V. L. Granville, Harold Meltzer, Herbert Belmore, Richard Dix, and P. J. Maccord.

THE FIRST NIGHT CALENDAR

"THE MIRACLE MAN," a play by George M. Cohan from the story of the same name by Frank L. Packard. At the Astor Theatre, Monday night.

"PRETTY MRS. SMITH," with Fritzi Scheff in the stellar role. A musical comedy in three acts by Oliver Morosco and Elmer Harris; music by Alfred Robyn and Henry James, with lyrics by Earl Carroll. At the Casino Theatre, Monday night.

"TIPPING THE WINNER," a comedy in three acts by George Rollit, with Edith Taliaferro and Mollie Pearson in the cast. At the Longacre Theatre, Wednesday night.

ONE of the events of the theatrical season of 1914-15, which has been looked forward to with considerable interest and curiosity ever since last Spring, is on the programmes for next week. It is the Cohan & Harris production of the play which George M. Cohan has written on the basis of a story called "The Miracle Man." From the day of the announcement that Cohan was making the dramatization there has been a deal of speculation as to just what use he would make of the material which the book affords.

As Mr. Packard wrote the story "The Miracle Man" was a patriarchal character living the life of a hermit on the outskirts of a small New England town and whose reputation as a benevolent healer among the people of the countryside appealed to a band of swindlers from New York as something which could be greatly exploited to their own enrichment. Their scheme worked, but they had not counted on one thing—the influence of the patriarch on their own characters, for it was in them that he wrought his greatest miracle.

For the play, the producers have assembled a cast that contains several familiar names. Gail Kane, last seen here in "Seven Keys to Baldpate," has the leading feminine rôle. George Nash, grown younger since the days of "Panthea," will doubtless captain the conspiracy, and the presence of William H. Thompson in the company suggests that that established player will be the patriarch. Percy Helton, the boy who played so exquisitely in "The Return of Peter Grimm," is also enrolled. Many will guess that a cripple's part falls to him. Others in the company are Earle Browne, James C. Marlowe, Frank Bacon, Clifford Dempsey, Frederick Maynard, Daniel Burns, Ada Gilman, Gerrie O'Brien, and Mary Murphy. "The Miracle Man" will have its first New York presentation at the Astor Theatre tomorrow evening.

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Monday night will also see the presentation of a new musical comedy—or, as the producers advertise it, a comedy with music—at the Casino Theatre, which will open its doors for the second time this season. Several weeks having passed since "The Dancing Duchess" danced her way from that stage to the storehouse to the tune of a funeral march, the Casino will hope for better things in "Pretty Mrs. Smith," which comes there tomorrow night with Fritzi Scheff in the star's rôle. Oliver Morosco, who presents the piece, is also part author of the book, having worked in conjunction with Elmer Harris. The music is by Alfred Robyn and Henry James, and Earl Carroll has supplied the lyrics. Mr. Carroll jumped into fame this season with a song in which he rhymed "triple entente" with "bent" or some other such word.

In the comedy as Drucilla Smith, a much-married sojourner at Palm Beach, Miss Scheff has hurried to this famous resort to seek rest. Her jealous husband also arrives there about the same time that two former husbands put in an appearance. The fact that Drucilla believed the others dead adds to her predicament and upon the possibilities of these complications the story is erected.

The prima donna is surrounded by a company headed by Charlotte Greenwood and Sydney Grant, Claude Flemming, Charles Purcell, Theodore Babcock, Lillian Tucker, James A. Gleason, Grace Shaw, Daisy Burton, Ocie Williams, Dolores Parquette, Louise Cook, Marie de Marquis, J. Richard Ryan, J. H. Childs, Harold Proctor, J. Van Ryan and Miss Marcelle.

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It is to be hoped that when "Tipping the Winner" opens at the Longacre Theatre Wednesday night it will prove as interesting and pleasing an entertainment as "A Pair of Sixes," which has just left Mr. Frazee's theatre with something over 200 performances to its credit. "Tipping the Winner" is described as a comedy in three acts, by George Rollit, with a long run in England to its credit. The piece was done once before in this country under the name of "The Money Makers." Heading the cast will be Edith Taliaferro, Molly Pearson, and Margaret Greene. Others in the presenting company will be Frederick Moyes, Eric Campbell, R. A. Brandon, Arthur Griffin, Louis La Bey, Bryce Desmond, Raymond Ellis, Marie Hassell, Katherine Brook, Rita Otway, Frances von Waldron, Regan Hughston, Wilfred Seagram, and Ethelbert D. Hales.

For presentation here the play has been given an American adaptation, the two principal feminine characters being American girls enjoying an eventful vacation under the tutorage and eagle-eyed surveillance of an austere English aunt. The scenes are laid in London, and the story has to do with complications arising from the plight of three girls who conceive an extraordinary scheme for amassing a fortune, and thereby land themselves in all sorts of difficulties.

TO BE CONTINUED.

Candler—"On Trial."
Cohan's—"It Pays to Advertise."
Comedy—"A Modern Girl."
Cort—"Under Cover."
Eltinge—"Innocent."
Empire—John Drew.
Fulton—"Twin Beds."
Hippodrome—"Wars of the World."
Hudson—"The Dummy."
Knickerbocker—"The Girl from Utah."
Liberty—Douglas Fairbanks.
Lyceum—"The Beautiful Adventure."
Lyric—"Pego' My Heart."
Manhattan—"The Story of the Rosary."
Maxine Elliott's—"What Is Love?"
Playhouse—"The Elder Son."
Republic—Lew Fields.
Shubert—"Miss Daisy."
39th Street—"The Third Party."
Winter Garden—"The Passing Show."

AT OTHER THEATRES.

GRAND OPERA HOUSE—Julian Eltinge in "The Crinoline Girl," a comedy with music.
STANDARD THEATRE—McIntyre and Heath in a revival of their musical comedy, "The Ham Tree."
BRONX OPERA HOUSE—The very successful comedy, "Potash and Perlmutter," which lately finished a long run at the George M. Cohan Theatre.
HURTIG & SEAMON'S—The Gay New Yorkers burlesque organization in "Madame, Who Are You?"
OLYMPIC THEATRE—"The Crackerjacks" burlesque company.
COLUMBIA THEATRE—American Beauties burlesque company in "Millionaires for a Day."
MURRAY HILL THEATRE—"The Tempters burlesque company in "Married for a Day" and "Circus Life."
EDEN MUSEE—New wax figures of persons prominent in the European war and Kinemacolor moving pictures.
CRESCENT THEATRE—"Siberia," a play of Russian oppression.

Opening of Little Theatre.

Winthrop Ames announces that the opening attraction at the Little Theatre will be Cyril Harcourt's comedy, "A Pair of Silk Stockings." The opening date is not yet definitely given, although it is quite likely that it will be some time in October. Mr. Harcourt is one of the most promising of the younger writers for the stage in London.

ETHEL LEVEY MOVES UP.

American Favorite in London is Graduated from the Varieties.

Few events of the theatrical season in London could possibly be of wider interest in this country than the premiere at Wyndham's Theatre early this month of "Outcasts," a new play by Hubert Henry Davies. The interest here is less in the fact that the author of "The Mollusc" and "Cousin Kate" has written a more intense and more solemn play than that the important feminine rôle falls to Ethel Levey. Miss Levey, known here long ago in her association with George Cohan and later in vaudeville, has no following in America remotely comparable with the tight hold she has long held on the affections of the British theatre-goers. She is regarded there as the undisputed queen of the varieties, and there have been many in London who have long felt that, quite aside from her ability to dance and to sing throaty negro melodies, she was possessed of real gifts for serious work on the stage. "Outcasts," written by Mr. Davies for her and for Gerald du Maurier, was to supply opportunity for a long-cherished ambition. It is interesting to note that the London reviewers were considerably impressed with her work in a rôle that appears to be a cross between Paula Tanqueray and De Quincey's Ann.

"Miss Ethel Levey must not think of returning to the variety stage," says The Chronicle. "Her study of Miriam surprised even those who had expected most of her. Her quietude, her restraint, her womanliness were remarkable, and when the moment came for a tense emotional display, she proved more than equal to it."

"The play," says The Athenæum, "should certainly be seen for the acting of Ethel Levey. Her wonderful go and vivacity were established for London audiences in 'Hullo, Tango!' but as Miriam she is a real artist, not only in clever little touches, but also in the tense emotion which is spoiled by exuberance."

Says The Globe, more cautiously:

"Miss Ethel Levey's first essay in 'the legitimate' was interesting without being wholly convincing. We should prefer to see her in some more satisfactory play before pronouncing definite judgment on her capacity, but this, at least, can be said, that her performance as the 'Outcast' was clever and individual."

BROOKLYN PLAYHOUSES.

MAJESTIC THEATRE—"Peg o' My Heart," with Elsa Ryan in the rôle of Peg and a cast including Thomas Holding, Alice Butler, Robert Forsythe, Agnes Miller, Sidney Mather, Vivian Gilbert, and Herbert Ashton.
DE KALB THEATRE—"Mutt and Jeff in Mexico."
MONTAUK THEATRE—"The Yellow Ticket," the play by Michael Morton, which had a long run at the Eltinge Theatre, with Josephine Victor in the leading rôle.
PROSPECT THEATRE—Vaudeville, headed by Valerie Bergere in a dramatic playlet, "Judgment"; Pat Rooney and Marion Bent in songs and dances, and the Rigoletto twins.
ORPHEUM THEATRE—Vaudeville, headed by Sylvester Schaffer, the "man who does everything"; James and Bonnie Thornton, the old-time vaudeville team, and Mrs. Gene Hughes and company in the skit, "Lady Gossip."
BUSHWICK THEATRE—Vaudeville, headed by William A. Brady's one-act play, "Beauty is Only Skin Deep"; Gus Van and Joe Schenck in songs, and the first presentation on any stage of "The Edge of the World."

TOPPING THE VAUDEVILLE BILLS

PALACE—Nora Bayes, who returns from Europe with a new act; Henrietta Crosman in the playlet "One Word," and Frank Fogarty, the "Dublin Minstrel."

HAMMERSTEIN'S VICTORIA—Valli Valli in songs, Belle Baker in songs, Conroy and Lemaire in a new act, presented for the first time.

ALHAMBRA—Adelaide and Hughes in dances, George MacFarlane, the musical comedy singer, in new songs, and Fanny Brice in songs and eccentricities.

COLONIAL—Valeska Suratt in a sketch, "Black Crepe and Diamonds"; Hal Forde, the comedian, late with "Adele," in a monologue, and W. J. Hurlbut's one-act play, "The Bride."

ROYAL—Gus Edwards in his own "Song Revue for 1914," with a large company; "The Pekin Mysteries," Chinese magicians and jugglers, and Morton and Austin in their sketch, "Success."

ANIMAL trainers who present their acts at the Palace Theatre and the Keith houses in general have to follow a straight and narrow path in their treatment of the dumb players in their charge. Even the famous Sylvester Schaffer was sharply rebuked after his opening performance for cuffing his dogs with what seemed unnecessary sharpness, and Adgie was told that her lions must be treated with kindness, no matter how violent they became. Barnold, the trainer, who will present his dog-and monkey public house and street scene act at the Palace this week, is one of the few experts who have ever succeeded in making animals play long consecutive rôles. Describing his methods, he says:

"Dogs are the most loyal animals in the world, and I know absolutely that they delight in doing anything their master wants them to do. All that is necessary is to make them understand what you want, and that it is not going to hurt them any, and they are only too glad to do it. I am sorry to say that most trainers use fear as their training instrument. I really don't. But you must be infinitely patient. This drunken dog of mine is a timid fellow. It took me a long time to convince him.

"That dog was rolled over by me at least a thousand times before he had confidence enough to try it for himself. Once he did so, and found it did not hurt him, he has liked to do it ever since. Now the only trouble is to keep him from rolling over too often. When an animal does anything unnatural to him, such as walking upon two legs, he is afraid of hurting himself.

"That is the whole secret in the training of animals. Be patient. Don't whip them if they don't learn quickly. Of course, you may teach them that they may get hurt if they don't do what you want them to. But it is far better to take a little longer time and teach them that they will get a reward if they do what they are bid. Then never fail to reward them with a kind word or a pat or something they are fond of eating. With monkeys it is somewhat different because of their cowardice and cunning. There are only a few of the smaller species of monkeys that are like dogs in being naturally fond of human beings, and they are such as are used by organ grinders to gather pennies—ring-tails, mangobes, &c. All other monkeys will fight you if they think they have the advantage of you. It does not make any difference how long you have had them or how kind you have been to them. As an example, I was a little late in getting off the stage with my animals out in Los Angeles once. The stage hands turned out the lights before I had the monkeys in their boxes. Three of them were loose and the moment the lights went out they attacked me.

"That policeman monkey grabbed me by the seat of the trousers and held on like a bulldog. The street sweeper got me on the chest, and he held on. The other one was at one of my legs. I shouted for the lights to be turned on, and the moment they were the monkeys all broke away and tried to hide themselves behind the scenery. They knew I could master them in the daytime.

"Do they reason? I don't know, but it seems so to me. They frequently go through their performance without the slightest hint from me. Of course, they know I am always where I can see them, but they certainly don't have to be told every time, as they would if they had no reason. At least, that is what I think about it."

RALLYING THE SUPPORT FOR GOOD PLAYS AHEAD

The Drama Society Sounds the Need of Applauding the Best Things Heartily in Wartime.

By JOHN CORBIN.

IN times of war and financial depression it is only the lower orders of amusements that thrive. The fine arts suffer and are extinguished."

This is the rubric under which the Drama Society lately issued a call for an increased membership. Just why is the present a bad time for the drama? And what can the society do about it? To answer these questions is to lay bare the great weakness in the American theatre today.

No, I am not downhearted; the drama is in no danger of the dogs. The cry of decadence was first conjured up, as far as I know, by Francis Bacon, who found his generation "voluptuary" and "somewhat on the descent of the wheel"—and admonished mankind that "it is not good to stay too long in the theatre." And this was written the year after Shakespeare produced the completed "Hamlet." As for the American stage today, we have seldom had so much cause to congratulate ourselves—except for a single factor in the situation. In England, which is the source of much of the best in our theatre, the generation of Pinero and Henry Arthur Jones is blending into the generation of Shaw, Barrie, Synge, Arnold Bennett, and Galsworthy. With regard to our native output, if we have lost Clyde Fitch we have gained the authors of "Kismet," "The Faun," and "Milestones," of "The Nigger," "The High Road" and "Romance," of "Within the Law," of "The Poor Little Rich Girl," of "Seven Keys to Baldpate," of "The Yellow Jacket." What, then, as Bacon would say, is our "deficiency"?

It is purely a matter of the business organization of the theatre. In the last decade the number of producing houses has more than doubled, so that there are today well over forty of them. More plays are offered than ever before; they treat a wider variety of interesting subjects, and the best of them are far better written. They are, however, of widely varying quality, crude farce mingling with the lightest and most graceful comedy, cruder melodrama with legitimate and deeply felt drama. Now amid the competitive advertising of so many houses it has become difficult and often impossible for the managers to make the public aware of the presence of a play which, under normal conditions, would receive liberal support. Meantime, with the increase of theatres, the expense of rent, scenery, costumes and salaries has steadily advanced. To keep open the doors of a Broadway house costs from $5,000 to $8,000 a week. Few managers now dare, as they once dared, to continue the run of a play in the hope that it will "build up" into success. Unless it is welcomed by its proper audience at once, they discard it as a failure, however worthy it may be to succeed. That is a matter of hard business necessity. Every season good plays are thus lost to the art-loving public. "The Yellow Jacket" was continued for two or three months by a loyal management, yet every week of its run showed a financial loss. And today there are thousands and tens of thousands of New Yorkers who lament that they missed it.

The remedy is obvious. If a few thousand representative playgoers see a play in the early weeks of its run and discuss it favorably, others do likewise in rapidly widening circles, and so start it on its way to success. Broadway is a glare of electric signs advertising that this play is a success and that a knockout, but the public passes by unheeding. It is the manager who delivers the scream and falls to the wallop.

The great need of our drama today, in short, is an organization among the patrons of the better sort of play—a society pledged to immediate attendance.

This is the situation which the Drama Society was intended to meet. In its first year of operation—last year—it limited its membership in order to try out the more handily its scheme of operation. It succeeded beyond all expectation. On the one hand, it secured for its members seats for the very best and most successful plays at the box-office price, its list ranging from "Grumpy" to "Seven Keys to Baldpate." With the other fist it secured an audience for several plays of very high quality which, without its strong right arm, would probably have ranked as failures. It is a well-approved maxim that in love and diplomacy there should be no boasting; and as this is a case where the two combine, the names of these plays shall not be divulged. It is enough to say that in every instance they were highly appreciated by members of the society, many of whose loved out of their way to send me appreciatory of the society, letters of thanks, praise, etc."

saying that except for the action of the society they would have missed the performance.

And now our second year falls in wartime. The electric sign of Broadway has to compete with the far more electrifying war extra. Dramatic criticism and the column of theatrical announcements are smothered beneath tales of slaughter and outrage spread in large type across page after page. The scream of theatrical success makes scarcely a peep; the dramatic wallop lands in thin air.

It is only natural, under these circumstances, that the managers should seek to strengthen the fare they offer, even though at the same time they coarsen it. The chief of our diet bids fair to be farce and melodrama. The inner history of one recent production is highly significant. The play was written as psychological drama—a study of the development of a woman's true nature under the tonic influence of peril. Almost any peril would have served the playwright's purpose, but the one he chose, as it happened, was war. The rehearsals happened to fall in the first weeks of the Kaiser's Schutzenfest. Little by little the management emphasized the dramatic incidents of battle, and line by line the psychology was cut out.

"In China," said the playwright, "they have a torture called the torture of the thousand cuts. Well, I have suffered it."

The result was a play which all but a few observers took simply as a war melodrama.

Not all managers, however, have given themselves over to the drama of blood and iron. There are several of them, and among them are the most astute, who realise that before very long the public will be eager to escape war—to find their true selves again in the theatre, reclaiming the moods of peace and sane enjoyment which are most natural and dear to us. From present indications the season will not fall below the average in productions of a very high quality. But more than ever these productions will need at the outset a helping hand.

It is with this situation in view that the Drama Society has removed the limitation on its membership—in fact, invites the co-operation of all who are interested in the cause it stands for. And so we come to the final clause of its rubric: "The Drama Society enables its members to economise in wholesome recreation, and at the same time to render a signal benefit to dramatic art."

That is the essence of the programme—that the terms offered are of advantage alike to the drama and to the art-loving public. In its brief statement it is as follows:

"Members receive the best seats, for the best plays only, at the box office prices. Filling out an order blank with two strokes of the pen, they accomplish what much telephoning to agencies often fails to accomplish, and, profiting by the labors of a playgoing committee, they avoid the waste of time and money upon less enjoyable plays. Out of twelve plays chosen as the best of the season, each member agrees to take tickets for ten, and to attend each at home time within the first month of the run. The detailed programme will be furnished by the Secretary, 131 East Fifteenth Street."

Jardin de Danse.

At the Jardin de Danse Maurice and Florence Walton continue to prove a magnet for the crowds. For the coming week Maurice and Miss Walton will add their original creation of the "Lulu Pado" to the dances they have already presented at the Jardin de Danse.

No Water on the Side.

Irvin S. Cobb, who has just written several scenarios for "Our Mutual Girl," is a Kentuckian, and proud of it, though he can't resist poking fun at the Blue Grass State once in a while. He soshed his fellow-Kentuckians at a banquet in New York one time, telling them that every one of them ought to be applauded when the orchestra played "My Old Kentucky Home," but that not one of them could be taken back until the extradition papers had been fought through every court.

Cobb delights in stories that have a Blue Grass flavor, that portray some of the characteristics Kentuckians have or pretend to have. Here is one of his favorites:

A Kentucky Colonel always closed his eyes when he took a drink. When questioned concerning this habit he readily explained.

"The sight of good liquah, sah," he said, "always makes me sentimental, sah, an' I do not like to be disturbed by any one at such a time."

NOTES WRITTEN ON THE SCREEN

GLOBE—"Cabiria."
HAMMERSTEIN'S LEXINGTON—Feature films and bits of Grand Opera.
VITAGRAPH — "413" and "The Win(k)some Widow."
ACADEMY OF MUSIC—Feature film plays and Grand Opera.
44TH STREET THEATRE—"Ireland, a Nation."
NEW YORK THEATRE—"Damaged Goods."
WEBER'S THEATRE—"Neptune's Daughter."
STRAND—"Such a Little Queen."
BROADWAY ROSE GARDENS—"Thirty Leagues Under the Sea."

AT the New York Theatre, beginning tomorrow matinee, William Morris announces that the feature photoplay for the week will be the first screen appearance of Richard Bennett in "Damaged Goods." "Damaged Goods" was recently filmed in California under the direction of Mr. Bennett, at the conclusion of his tour to the Coast in this play. Mr. Bennett and the entire original cast appears in the five-part film photoplay, which is said to be even more interesting and replete with absorbing action than the regular stage version, as many explanatory and connective scenes, not possible in the dramatic production, are shown in the film presentation. Other feature photoplays will round out a two-hour and a half entertainment which is run continuously from 1 to 11 P. M.

Contracts were signed yesterday between Werba & Luescher, for the Itala Film Company and S. Z. Poli, for the presentation of "Cabiria," now running at the Globe Theatre, over the entire Poli circuit, beginning tomorrow in Wilkes-Barre, Penn. In order to arrange the booking it was necessary for Mr. Poli to cancel his vaudeville bookings for one week in each of his houses. P. E. Samuels has been engaged as advance representative, and Herbert H. Levine as manager. Earl Schwartz will conduct an orchestra of fourteen pieces.

Beginning Wednesday evening at the Forty-fourth Street Music Hall, the MacNamara Feature Film Company will present for the first time in New York "Ireland, a Nation," a five-reel film, written by Walter MacNamara, author of "Traffic in Souls." This film tells the story of Ireland's struggle for liberty. It deals with the struggles of Robert Emmet and John Philpot Curran and tells the story of Ireland in her fight for freedom. Every famous character in Irish history is presented in the film. This play was produced in Ireland by Irish actors. As an added feature to the evening's programme, Irish music and songs will be rendered by Irish singers.

One of the most charming of Channing Pollock's plays which have been adapted for film productions is "Such a Little Queen," which commences a week's engagement at the Strand Theatre today, with Mary Pickford in the principal rôle. The Strand Topical Review this week contains the third installment of actual war scenes taken on the European battlefields, together with news pictures from all over the world. There will also be a new series of travel and scientific pictures, and a new comedy will complete the film programme. The concert orchestra, under the direction of Carl Edouarde, will play specially adapted incidental music to the picture, and also render a programme of popular as well as classical selections. Other musical features are selections by the Strand Quartet.

The programme at the Vitagraph Theatre for the week beginning tomorrow will include the three-part detective drama, "413," with its sensational train wreck; the comedy, "The Win(k)some Widow," with Clara Fitz-Gerald, two feature pictures which are now in their third week, and six shorter pictures comprising the daily Vitagraph first runs. Leah Baird and William Humphrey open the week's daily releases in "Fine Feathers Make Fine Birds," a domestic drama with a moral. Tuesday, the special release will be "The Blood Ruby," a drama in which Maurice Costello plays the lead. The announced release for Wednesday is "A Double Error," a comedy of mistaken identity. Lillian Walker will be seen in Thursday's picture, a drama, entitled "A Close Call." Sidney Drew and Kate Price are the comedians responsible for the laughs in the regular comedy release for Friday, "A Horse Shoe—For Luck." Saturday, a two-part comedy, "Hearts and Diamonds," in which John Bunny and Flora Finch are the leading spirits, will be shown.

In producing "For the Last Edition," a newspaper story, Director Fred A. Kelsey and his Reliance-Mutual Company became impromptu fire fighters while dynamiting a railroad box car in San Bernardino.

After dynamiting the car, the adjoining car caught fire, and for several hours all members of the company were kept busily engaged in extinguishing the blaze. Irene Hunt, the Reliance star, who is featured as the sob sister in the production, was hurt in her efforts to help, as she had burned her hands severely in another scene of the same play, in her two-story slide down a fire hose. "For the Last Edition" has been physically baneful to the pretty young woman.

Ralph W. Ince, Director of the Vitagraph Company, has selected the cast for Elaine Sterne's $1,000 prize play, "The Sins of the Mother," which will go into immediate rehearsal. Anita Stewart, Julia Swayne Gordon, Earle Williams, Lucille Lee, and Paul Scardon are the principals selected to present the story, whose possibilities for elaboration, suggested by the dramatic scenes in Miss Sterne's original script, were taken advantage of and production delayed until their full value could be brought out. Work will now be rushed on "The Sins of the Mother."

Edith Storey, the globe trotter of the Vitagraph's stock company, has accepted more thrilling assignments than any other motion picture actress connected with the Vitagraph Company. Hurried calls to out-of-the-way places are getting to be the usual thing with this popular player, and she has to keep a special personal and wardrobe trunk packed at all times, so as to be in readiness for an emergency call that might mean a journey to California, Florida, Texas, or even the Canadian wilds. Her latest assignment will take her to Labrador, where she is to play the lead in a nautical drama. A schooner, on which Miss Storey, as the heroine, is the only passenger, is wrecked. The crew take to the boats, leaving her to drown, as they suppose. Just before the schooner sinks she shoots a life line to a party of natives on shore and crosses the turbulent waters on the slender rope, reaching land just in time to see the schooner disappear. Miss Storey expects to be gone a month, and is looking forward to one of the most thrilling experiences of her career.

COHAN & HARRIS' ASTOR BROADWAY & 45TH ST. Tel. 187 BRYANT. Evs. at 8:15. Matinee Wed. & Sat. at 2:15. COMMENCING TOMORROW (MONDAY) EVE. Curtain Will Rise at 8:30 Sharp. COHAN & HARRIS Present GEO. M. COHAN'S Newest Play, THE MIRACLE MAN. From the Frank L. Packard Story. THE CAST INCLUDES: George Nash, Gail Kane, Gerrie O'Brien, Mary Murphy, Frank Bacon, Clifford Dempsey, Daniel Burns, Wm. H. Thompson, Ada Gilman, James C. Marlowe, Earl Browne, Percy Helton, Frederick Maynard and others.

Candler THEATRE, WEST 42ND ST. Tel. 6344 BRYANT. Evs. at 8:30. Mts. Wed. (Pop.) & Sat. 2:30. Biggest Hit in the World. COHAN & HARRIS Present (By Arrangement with Arthur Hopkins) ON TRIAL. ELMER L. RICE'S THRILLING PLAY. SEATS 8 WEEKS AHEAD.

H. H. FRAZEE'S LONGACRE THEATRE, 48th ST. JUST WEST OF B'WAY. Evs. at 8:30. Mats. Wed. & Sat. at 2:30. STARTING NEXT WED. EVE. SEATS TOM'W. JOSEPH BROOKS PRESENTS EDITH TALIAFERRO, MOLLY PEARSON, MARGARET GREENE AND A SPECIAL COMPANY in "TIPPING THE WINNER." A MERRY COMEDY BY GEORGE ROLLIT.

Cohan & Harris BRONX OPERA HOUSE 149th St. & 3d Ave. Tel. 2320 Melrose. Ev. 25 to $1. Wed. Mat. 25-50c. Sat. Mat. 25-50-75c. H. WOOD PRESENTS POTASH & PERLMUTTER. DIRECT FROM ITS 2D YEAR AT THE GEO. M. COHAN THEATRE, B'WAY. Sept. 28—"7 KEYS TO BALDPATE."

VITAGRAPH 44th & B'way. 9:30 & 8:30 P. M. Third Week B'way's Greatest Motion Picture Program. A Something Big Hit! "413" 3-Part Detective Drama. 4-PART The COMEDY Win(k)some Widow. Daily Releases—Novelties.

BROOKLYN AMUSEMENTS.

MONTAUK POP. PRICE MAT. WED. BEST SEATS $1.00. EVES. & SAT. MAT., 50c. to $1.50. A. H. WOODS Presents THE YELLOW TICKET. By Michael Morton. A Drastic, Dramatic Indictment of Startling Conditions Which Amaze the World. Next Week.....JULIAN ELTINGE.

Majestic Eve. Mon., Tues., Fri. 50c. Price Mat. Wed. & Sat. Matinee Saturday. OLIVER MOROSCO'S Production of The J. Hartley Manners Comedy. Peg O' My Heart. With Elsa Ryan and Admirable Co. Fresh from New York, with Nearly 100 Times to Its Credit. Next Week—KITTY MACKAY in Seats Thursday.

B. F. KEITH'S ORPHEUM. CONCERTS TODAY, 2:15 and 8:15. Week Beginning Tomorrow, Mon. Mat. 2:15. WORLD'S GREATEST ARTIST. THE SUPERMAN. SYLVESTER SCHAFFER. Direct from the Palace Theatre. Presenting 10 Headline Acts in his own person for a salary of $6,000 a week. JAMES AND BONNIE THORNTON. MRS. GENE HUGHES & CO. CONNOLLY & WENRICK. The Lascelles, Grace De Mar, Perchoff & Rose.

DE KALB Bargain Mats. Wed., Sat. Mats. 25, 50c. Eve. 50c. to $1. Good Orchestra Seats Evenings—50c. MUTT and JEFF IN MEXICO. Everything New, Bigger and Better Than Ever. NOTHING BUT FUN AND PRETTY GIRLS. Sun. Concerts 15c. to 25c. Next Week—"TODAY." All Star Cast.

AMERICA'S FOREMOST THEATRES AND HITS, UNDER THE DIRECTION OF SAM S. & LEE SHUBERT, INC.

WINTER GARDEN. Broadway and 50th St. Phone 3260 Col. Evenings at 8. Last 2 Weeks. Matinees Tuesday, Thursday and Saturday at 2. THE PASSING SHOW OF 1914. Best Musical Show New York Has Ever Seen. Tuesday & Thursday Matinees. Best Orch. Seats $1 & $1.50. TONIGHT SUNDAY CONCERT. BIG BILL OF SURPRISES including: MAURICE & WALTON, JOHN COLLINS, GEO. MONTGOMERY, BARRY FISHER, MARILYN MILLER, ETHEL KELLEY, HARRY DELF, DOLLY CASTLE, EARL CRANDALL, FORREST HUFF & PEITRO VON BURNING, and ENTIRE WINTER GARDEN COMPANY & CHORUS.

Phone 1476 Bryant. Maxine Elliott's Theatre, 39th, n'r Broadway. Evs. 8:15. Mats. Wed. & Sat., 2:30. Wed. Mat. $1.50. The MESSRS. SHUBERT produced last night a new comedy in 3 acts, entitled WHAT IS LOVE? By GEORGE SCARBOROUGH. Staged by J. C. HUFFMAN. See the Papers Tomorrow For Reviews!

COMEDY THEA., 41st, near Broadway. Phone 6184 Bryant. Evs. 8:15. Mats. Tues. & Sat. 2:15. TUESDAY MATINEE BEST SEATS $1.50. The Question:—How far can the modern girl go with a man without subjecting herself to suspicion? MESSRS. SHUBERT Present A Modern Girl. A new three act comedy drama by Marian Fairfax and Ruth G. Mitchell. Cast includes Julius Steger, Lee Baker, Frederick Burton, Edwin Nicander, Edward Lester, Frederick Malcolm, Charles Allison and Violet Heming, Alice John & Grace Reals.

WILLIAM A. BRADY'S PLAYHOUSE. Evs. 8:30. Mats. Wed. & Sat. 2:30. WILLIAM A. BRADY, Ltd., Presents The Charming Play About Decent People THE ELDER SON. By Lucienne Nasely. English Adaptation by Frederick Fenn. No Crime—No Murder—No Smut. "Compared with the barren and thirsty entertainment supplied in the majority of our theatres, it offers genuine refreshment, is convincingly true as a reflection of actual life and indicates a notably acute grasp of the mysteries which govern human relations, impulses and affections. Mr. Brady is to be congratulated, not alone upon his play, but upon the manner of its presentation and performance."—N. Y. Evening Post, one of the most conservative and widely read newspapers in all America. NOW AT BOX OFFICE FOR BEST SEATS.

LYRIC 42d W. of B'way. Tel. 3210—Bryant. Evs. 8:15. Mats. Wed. & Sat. 2:15. OLIVER MOROSCO Presents LAST WEEK. 500 ORCH. SEATS $1.00. PEG O' MY HEART. By J. HARTLEY MANNERS. 500 ORCH. SEATS $1.00. PEG O' MY HEART. MONDAY, SEPT. 28, MISS DAISY. Transferred from the Shubert Thea.

HIPPODROME. 6th Av.-43d. TWICE DAILY, 2:15 & 8:15. DIRECTION MESSRS. SHUBERT. DAILY MATINEES, BEST SEATS, $1.00. A sumptuous scenic symphony, embodying the prominent pages of universal history visualized in sublime splendor. Instructive! Illuminating! Inspiring! WARS OF THE WORLD. Spectacular strife for sensationalists! Merry maidens for the mirthful! Masterly music for the multitude! Klowns for the Kiddies! More for the money than any ten theatres in town! "The scene reproducing the storming of Vera Cruz is the height of stage possibilities."—Admiral Badger, U. S. N. Special—New York Night Monday, Sept. 28. CONCEIVED AND EXECUTED BY ARTHUR VOEGTLIN; STAGED BY WM. J. WILSON. MUSIC AND LYRICS BY MANUEL KLEIN.

CASINO. B'way and 39th St. Phone 3846 Greeley. Evs. 8:15. Mats. Wed. & Sat., 2:15. Wed. Mat. Best Seats $1.50. OLIVER MOROSCO Presents. Beginning TOMORROW NIGHT. FRITZI SCHEFF IN PRETTY MRS. SMITH. with CHARLOTTE GREENWOOD and SYDNEY GRANT. A Comedy with Music by Oliver Morosco and Elmer Harris. Lyrics by Earl Carroll. Music by Henry James and Alfred Robyn.

Manhattan Opera House, 34th & 8th Av. Evs. at 8. Mats. Wed. and Sat. at 2. Popular Prices. Wed. Mat. only 25c., 50c. "IT 'GOT' ME!"—Alan Dale. COMSTOCK & GEST PRESENT A MELODRAMA OF ETERNAL LOVE AND MODERN WAR. THE STORY OF THE ROSARY. By WALTER HOWARD. with Augie Baker, Alfred Paumier and original London Production and Company of 100. "A Sure-Fire Hit!"—Acton Davies. SEATS FOUR WEEKS IN ADVANCE.

39th ST. Theatre, 39th St. West of B'way. Phone 4125—Bryant. Evs. at 8:15. Matinees Wed. & Sat., 2:15. Wednesday Matinee Best Seats, $1.50. THE LAUGHING HYENA HAS NOTHING ON THIS SHOW! THE 3RD PARTY. WITH TRAVERS VALE AND WALTER JONES.

SHUBERT. THEA. 44th, W. of B'way. Phone 6420—Bryant. Evs. 8:15. Mats. Wed. & Sat. 2:15. Wed. Mat. $1.50. A Musical Comedy of Youth—For Youth—By Youth—Set to Real Music! Miss Daisy. By PHILIP BARTHOLOMAE & SILVIO HEIN. GROWING TO GREAT SUCCESS. Moves to the Lyric Mon., Sept. 28. COMING TO THE SHUBERT THEATRE, Monday SEPT. 28 Seats on Sale THURSDAY. Mr. Faversham. With the Celebrated French Actress. Mlle. Dorziat. In THE HAWK.

CORT THEATRE, 48TH STREET, EAST OF BROADWAY. DIRECTION OF JOHN CORT. PHONE BRYANT 46. EVES. 8:15. MATS. WED. & SAT. 2:15. SEATS NOW. SELWYN & CO. PRESENT THE SMASHING TRIUMPH OF 1914. UNDER COVER. By ROI COOPER MEGRUE. WITH WILLIAM COURTENAY. THE PLAY THAT HAS EVERYTHING. SEATS 4 WEEKS AHEAD.

STANDARD. B'way's New Uptown Playhouse, At 90th St. and B'way. Phone Riverside 43. Management HARRY L. CORT. PLAYING A BROADWAY SUCCESS EACH WEEK—But at Popular Prices. Evs. & Sat. Mat. Pop. Prices. Mats. Tues. & Thurs., 25c. & 50c. WEEK STARTING TOMORROW NIGHT AT 8:20. JOHN CORT Presents McINTYRE & HEATH IN A NEW EDITION OF THEIR BIGGEST MUSICAL COMEDY SUCCESS "THE HAM TREE." WITH WORLD'S GREATEST DANCING CHORUS. Book by Geo. V. Hobart. Lyrics by Wm. Jerome. Music by Jean Schwartz. WEEK SEPT. 28TH—"THE MARRIAGE GAME."

EMPIRE. Broadway and 40th St. Evenings at 8:20. Mats. Wed. & Sat., 2:20. CHARLES FROHMAN.....Manager. "A Comedy That Will Make You Forget the War."—Herald. CHARLES FROHMAN presents JOHN DREW in THE PRODIGAL HUSBAND.

SELWYN & CO. PRESENT TWIN BEDS. BOTH BEDS WILL POSITIVELY APPEAR AT EVERY PERFORMANCE. FULTON 46th St. West of Broadway.

LIBERTY. EVES. 8:15. MATS. WED. & SAT. 2:15. POPULAR MATS. WEDNESDAY. A. H. WOODS Presents DOUGLAS FAIRBANKS IN THE BEST, BRIGHTEST, BREEZIEST OF ALL COMEDIES "HE COMES UP SMILING." BY BYRON OGDEN AND EMIL NYITRAY FROM THE NOVEL BY CHAS. BRIEMAR. SEATS 8 WEEKS IN ADVANCE.

Ziegfeld Danse de Follies. NIGHTLY (EXCEPT SUNDAY) AT 8:30. In Aerial Gardens Atop the New 44th St. Roof. Amsterdam. Reserve Tables in Advance. Tel. 3093 Bryant.

ELTINGE THEATRE. EVES. AT 8:20. MATINEES WED. & SAT. 2:15. POPULAR MATS. WEDNESDAY. THE MOST GRIPPING PLAY SEEN HERE IN YEARS. A. H. WOODS Presents INNOCENT. By GEORGE BROADHURST. FOUNDED ON THE CONFLAGRATION OF HER APPLE PASSION. WITH PAULINE FREDERICK AND AN ALL STAR CAST. SEATS 8 WEEKS IN ADVANCE.

REPUBLIC. EVES. AT 8:20. MATINEES WED. & SAT. 2:15. POPULAR MATS. WEDNESDAY. THE PLAY THAT HAS SET ALL NEW YORK LAUGHING. A. H. WOODS PRESENTS LEW FIELDS IN THE HIGH COST OF LOVING. SEATS 8 WEEKS IN ADVANCE.

HUDSON. THEATRE, WEST 44th St. Evs. at 8:30. MATS. WED. AND SAT. AT 2:30. BARGAIN MAT. WED. BEST SEATS $1.50. THE DUMMY. LAST 2 WEEKS. A DETECTIVE COMEDY. STILL THE BIGGEST LAUGH IN TOWN. THRILLS AND THROBS TO YOUR HEART'S CONTENT.

GLOBE B'WAY AT 46TH ST. Mat. Daily, Incl. Sun. 25c. 1,000 GOOD SEATS EVERY NIGHT 1000 GOOD SEATS 50c. The Only Attraction That Has Been On Broadway Since May. CABIRIA. D'Annunzio's Master Work. A $350,000 Production. SUPERB ORCHESTRA AND CHORUS. Teachers and Pupils Are Busy in Town. Dr. Crane said: "YOU CAN'T AFFORD TO MISS "CABIRIA."

Lyceum 45th St., near B'way. Evs. at 8:10 sharp. Mats. Thurs. & Sat. at 2:10. CHARLES FROHMAN.....Manager. Julia Sanderson, the girl from Utah, says: "What a wonderful time and what a home. Fun I had doing The Beautiful Adventure last Thursday afternoon." CHARLES FROHMAN presents The New Comedy in Three Acts THE BEAUTIFUL ADVENTURE. By Rida Johnson Young, Author of "Love Watches." ITS GREAT CAST INCLUDES: CHARLES CHERRY, ANN MURDOCK, ERNEST LAWFORD, MRS. THOS. WHIFFEN.

KNICKERBOCKER. Broadway and 38th Street. Evenings at 8:10. Mats. Wed. & Sat. at 2:10. Charles Frohman, Klaw & Erlanger, Mgrs. 2ND CAPACITY MONTH. CHARLES FROHMAN presents JULIA SANDERSON, DONALD BRIAN, JOSEPH CAWTHORN in THE GIRL FROM UTAH.

IT'S FULL OF LAUGHS. IT PAYS TO ADVERTISE. GEO. M. COHAN'S THEATRE, B'way, 43d St. Evs. 8:15. Mats. Wed. & Sat. 2:15. Popular Mats. 50c. to $1.00. COHAN & HARRIS Present THE HOWLING HIT. A FARCE BY ROI COOPER MEGRUE & WALTER HACKETT. Seats 1 Week Ahead.

GAIETY THEATRE, B'way, 46th St. Phone 3516 Bryant. Evs. 8:15. Mats. Wed. & Sat. KLAW & ERLANGER.....Managers. COMMENCING MONDAY, SEPT. 28th. SEATS THURSDAY, SEPT. 24. RUTH CHATTERTON IN Daddy Long-Legs. A NEW COMEDY BY JEAN WEBSTER. DIRECTION OF HENRY MILLER.

Grand O. H. 23d St., 5th Av. Evs. 25c to $1. Wed. Mat. 25-50. Sat. Mat. 25-50-75. One Week, Beginning Tomorrow Night. A. H. WOODS Presents MR. JULIAN ELTINGE. In his greatest success, "The Crinoline Girl." With Original Cast and Production. Week Sept. 28, "The Misleading Lady."

HAMMERSTEIN'S. Seats by Phone, Bryant 1287 or 6413. Evs. 25c. to $1.50. Daily Mats. 25, 50 & 75c. TODAY (Sun.) Mat. 2:15. TONIGHT 8:15. 25c. to $1.50. Conroy & Lemaire, Pauline Hall, Kathryn Osterman & Co., Claire Rochester, Havemann's Wild Beasts, 10 Other Big Acts, and FREDDIE WELSH, World's Lightweight Champion. Beg. TOMORROW (Monday) Matinee. 15 GREAT STAR ACTS. BRILLIANT HARLEY, VALLI VALLI, CONROY & LEMAIRE, WHITING & BURT, Havemann's Wild Beasts, RAY SAMUELS, FISHER & GREEN, EDNA LUBY & CO., WIELY & TENEYCK, BARTON & LOVERA, RAYMOND & HEDER, and 6 Other Acts.

ACADEMY OF MUSIC. 14th St. & Irving Pl. Subway & El. Station. FEATURE FILM PLAYS and GRAND OPERA. Continuous, 21 M. to 11 P. M. 5,000 Seats, 10-15-25c.

FOR SALE—Family Circle Seats C-218-220 at the Metropolitan for matinees for the coming season. Will sell as a whole or for alternate Saturdays. Price box office rate (60c) plus the cost of this advertisement. Address E. E. Agger, Columbia University.

FORTY-SECOND SEASON. Oratorio Society of New York. Louis Koemmenich, Conductor. Singers, especially Tenors and Basses, who are good readers with good voices, will be accepted as members. Rehearsals at Carnegie Hall begin Sept. 24. Examinations privately. Apply to William Burnet Tuthill, Sec'y, 827 Fourth Ave., N. Y. The Symphony Orchestra and eminent soloists will assist the chorus in a season of unusual interest. The program consists of Bizet's "The Dream of Gerontius," Handel's "The Messiah," Bossi's "Joan of Arc" (1st time in U. S.), and a private concert of a cappella music.

MOTION PICTURES DE LUXE. NEW YORK. BROADWAY & 45TH ST. RICHARD BENNETT in The First Film Presentation of Brieux's Famous Play. DAMAGED GOODS. with Original Cast. IN 5 AMAZING REELS. Continuous 1 to 11 P. M. Mats. 15, 25. Evenings, 10, 15, 25.

COLUMBIA. B'WAY AND 47TH ST. BURLESQUE. Today 2 Big Concerts. At 2:15—15c., 25c., 50c. At 8:15—25c., 50c., 75c. Commencing Tomorrow Afternoon. THE AMERICAN BEAUTIES. A Big Company of Comedians, Singers and Dancers, and a Distinctive Broadway Chorus. TWICE DAILY. Popular Daily Mats., except Saturdays, 15c., 25c., 50c. Evgs. and Sat. Mats. 25c. to $1.00. SMOKING PERMITTED.

Burgomeist War Army and Navy Commanders. Extra Attractions. Admission 25c. SUNDAYS. 55 W. 25D ST. EDEN MUSEE. WORLD IN WAX. KINEMACOLOR every hour. CONCERTS.

44th St. Theatre, 44th St., West of Broadway. Twice Daily, Incl. Sunday. Mats. 25-50c. Commencing Next Wed. Eve., Sept. 30, 8:30 P. M. IRELAND A NATION. 110 years of Irish history in 5 acts, 10 reels of film, with Irish Scenes and Music.

BROADWAY ROSE GARDENS. THEATRE AND DANSE DE PIERRETTE. Broadway and 7th Avenue, at 52d Street. (Col. 4350). Every Afternoon and Evening, including Sundays. THEATRE Mat. Today at 2:30. Tonight at 8 and 9:30. Broadway's Motion Picture Sensation! ASTOUNDING AND BEAUTIFUL! The Williamson Submarine Expedition presents Thirty Leagues Under the Sea. FIRST AND ONLY SUBMARINE MOTION PICTURES EVER MADE. Eve. Sun—"Mr. Williamson took his life in his hands and accomplished something no daredevil will ever be able to outdo." A trip along the floor of the ocean, viewing wrecks and divers, exploring wonders of the deep and finally witnessing a THRILLING COMBAT BETWEEN MAN & SHARK. "The most wonderful photography in the world."—Dr. Paul Bartsch of the Smithsonian Institution. DANSE DE PIERRETTE. DANCING, DINING, DELIGHTFUL MUSIC. RUSSIAN BALALAIKA AND FRANK McKEE'S SOCIETY ORCHESTRAS. Afternoon Dancing and Teas. Only Pneumatic Floor. Best Dancers in America.

B. F. Keith's COLONIAL B'way and 63d St. "The House of Beauty." CONCERTS TODAY, 2:15 & 8:15. Week of Sept. 21st. Mat. Daily, 25c. VALESKA SURATT & Co. in "THE MOTH AND THE FLAME." HAL FORDE. The Swagger English Comedian. EDGAR ALLAN WOOLF'S Presents "THE BRIDE." Big Princess Theatre Success. JACK E. GARDNER. "Guess You, Jack Dalton." Farber Girls | 9 White Hussars. Charles A. Zeno Vas | The Landis | Aerial Budds.

B. F. Keith's ALHAMBRA 125th Ave. and 8th Ave. CONCERTS TODAY, 2:15 & 8:15. Week of Sept. 21st. Mat. Daily, 25c. ADELAIDE and HUGHES. Direct from their Palace Triumphs. GEO. MAC FARLANE. THE FAVORITE BARITONE. FANNY BRICE. America's Funniest Girl. CHARLES GRAPEWIN & Co. "IN POUGHKEEPSIE." Healey & Cross | Sylvia Loyal & Her Hirrel | 6 Brown Bros. Max & Mabel Ford; Tuscano Bros.

HAMMERSTEIN'S LEXINGTON THEATRE. 50th & 51st Sts. LEXINGTON AV. Continuous Today, 2:15 to 11 P. M. & Twice Daily All This Week, 2:15 & 8:15. 10-15-25c. Highest Quality Photo Plays & Novelties. Strand Concert Orchestra and Eugene Next Wk., "Patchwork Girl of Oz." THE NAKED TRUTH. Together with SUPERB ORCHESTRA. Opera Excerpts WITH GREAT SINGERS.

B. F. KEITH'S PALACE. MATINEE DAILY 25, 50, 75c. 2,000 CHOICE SEATS, 50c. Every Night, 25, 50, 75c., $1, $1.50. 1,000 ORCH. SEATS, $1.00. BROADWAY AND 47TH STREET. TWO BIG SUNDAY CONCERTS—BEGINNING TOMORROW MATINEE. INITIAL AMERICAN APPEARANCE. NORA BAYES. "The Greatest Single Woman Singing Comedienne in the World." First Time in Years. GENE GREENE. Character Delineator of Popular Ditties. PAUL MORTON AND NAOMI GLASS. In Songs and Character Stories. "The Dublin Minstrel." FRANK FOGARTY. AN ANIMAL ACT DE LUXE. Barnold's Comedy Dogtown. REAL DOG ACTORS. IN A CANINE SKETCH. Fred V. Bowers & Co. "Bright Songs and Bright Smiles." Raymond & Caverley. The Popular German Comedians. The Le Grohs EUROPEAN NOVELTY. Hearst-Selig Pictures Latest News of the World. THE GREAT AMERICAN ACTRESS. HENRIETTA CROSMAN. AND COMPANY IN THE NOVELTY PLAYLET, "ONE WORD."

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NATIONAL HYMNS FOR AUDIENCES

EVER since war was declared on the Continent the orchestra at the Winter Garden has been playing the patriotic airs of the nations involved in the conflict and winding up, for good measure, with the American anthem. The effect produced on the various audiences is somewhat peculiar. Two-thirds of the people are unfamiliar with the national anthems, and even do not know that of their own country. Oscar Radin, Musical Director of "The Passing Show of 1914" furnishes some interesting data on the subject of national anthems in general, and the effect produced when his orchestra plays them.

"When we first began playing the anthems," said Mr. Radin, "I started off with Russia, followed by Germany, then Austria, France, England, and lastly, the United States. For England, I played the national anthem, 'God Save the King.' On the first night when we began the strains of this song I was astonished when the entire audience stood up. After three nights of observation I discovered that the people thought I was playing the national anthem of the United States. Consequently I had to change this, and instead of playing 'God Save the King,' I now play 'Rule Britannia.'

"Many people suppose that the national anthem of Germany is 'Die Wacht am Rhein.' This is merely a patriotic air. The national anthem is 'Heil dir im Siegerkranz,' and the tune of this is the same as 'My Country 'Tis of Thee.' The same melody serves the same purpose for Great Britain and Canada; for Germany, Bavaria, Switzerland, Brunswick, Hanover, Norway, Prussia, Saxony, Weimar, and Württemberg.

"Russia's national anthem is 'God Save the Czar.' 'Gott erhalte Franz den Kaiser' is Austria's national anthem, but when played in Germany is called 'Deutschland über Alles.' The patriotic air of Austria, by the way, in my opinion, is from a musical standpoint the best anthem of all. It was written by Haydn on order of old Francis Joseph and every bar shows the mark of the musician.

"France, of course, has 'La Marseillaise,' which is an old church anthem. The anthem of our country is 'The Star-Spangled Banner' and not 'America,' as so many people imagine. I find that the audiences are very responsive to these airs, especially in times of war. I think, however, that American audiences should know more about our anthem—that is, they should be able to recognize it when it is played and not jump to their feet as so many people do when an orchestra plays 'America' or 'Dixie.' The rule of the army and navy is that officers rise only to the tune of 'The Star-Spangled Banner,' and they are taught the melody and consequently never make a mistake."

TRAINING A VILLAIN.

Berry's Whilom Pupils Should Know He Is Being Hissed Now.

James Berry, the mightily iniquitous Captain of dragoons in "The Story of the Rosary," was an English schoolmaster for years, and went from birching to sword swinging—and he is not sure to this day which occupation is more pleasing.

Berry in London is taken invariably for an American. When he emarked with Walter Howard's company on the Minnewaska, some of his long-time friends—who hadn't inquired as to his birthplace—said over their good-byes: "Nice that you're going home, old chap, isn't it!" There's an American interest in Berry, however, for he was the London creator of Inspector Burke, the Police Inspector of "Within the Law."

It is quite likely that Berry would scarcely recognise Burke could he have seen the company which opened the Eltinge Theatre. The English Burke was as different from the American Burke as Smythe is from Smith.

He was of Scotland Yard, not 3,100 Spring; the locale was Kensington, not an uptown apartment; he spoke to the women courteously—he did not yell at them; and the last act, with the grueling of Mary Turner, did not take place in a police station, but in Mary Turner's flat.

"To present 'Within the Law' in its Simon Pure American form in England would mean its utter failure," says Berry. "English audiences have come to understand American, which is a different tongue from their own; but 'Within the Law' was pure Manhattanese, an ultra-American only a bit of which is comprehensible to the average British mind. The characters of the original play were underworld New Yorkers. Only Mary Turner and young Gilder—of the chief figures—spoke the language of society."

Although Berry has been a villain most of his stage life, he prefers "leads" with characterization. It is a trait of villany that its perpetrators (dramatically, as well as otherwise) love to continue their machinations against virtue; but Berry, perhaps more farseeing than most young actors, says that the professional villain, on the stage, becomes as much of a poseur and trickster as the professional leading man.

During part of his career as Inspector Burke, Mr. Berry had the busy experience of doffing Mercutio's tights (in a theatre just across the way) to don Burke's striped trousers a scant few minutes later.

Grace George in "The Truth."

The second season of Grace George in the Winthrop Ames production of Clyde Fitch's comedy "The Truth" will begin at the Adelphi Theatre, Philadelphia, Oct. 5. This is the first stand of a road tour that will carry Miss George in the same attraction to a number of the most important cities of the East. In support of Miss George is a cast including Duncan McRae, Helen Reimer, Albert Brown, Madaline Meredith, Juliet Fremont, Edward Martyn, and Frank Goldsmith.

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APPLY ON PREMISES. L. W. MOERS, Mgr.

Hotel Bretton Hall

BROADWAY 85TH TO 86TH ST.

UPTOWN HOTEL.

LARGEST AND MOST ATTRACTIVE

2 Blocks from Riverside Drive and Central Park. Subway Station and Surface Cars at door new "Elevated" Station, 86th St., (within two blocks.)

Large, Quiet Rooms with Bath for transient or permanent residence.

All the comforts of New York City's BEST Hotels at one-third less prices.

HOTEL ROLAND

56 to 60 East 89th St.,

Near Central Park.

Single room and bath, $1 per day up.

Double room and bath, $2 upward.

Special rates by the week or month.

HOTEL IRVING

BLAKE BROS., Props.

36 Gramercy Park, New York.

20th St., near 4th Av.

New York's most homelike hotel. American and European plans. Booklet and particulars on application. W. VALENTINE, Manager.

RESORTS. | RESORTS.

The Land of the Sky

—in Western North Carolina

Two Rare Autumn Months

Those who know hold September and October the best of all months in the Land of the Sky.

30,000 miles of mountains—tumbling up to the sky. Now clothed in wondrous-tinted Autumn foliage; bathed in crisp and tonic air which heightens the delights of golf, motoring, riding and driving.

Unsurpassed Hotel Facilities

—amid scenic beauty unrivalled in America. Every opportunity for rest and recreation at such noted resorts as Asheville, Tryon, Waynesville, Hendersonville, Brevard, Lake Toxaway, Saluda, Black Mountain, Flat Rock and Hot Springs, North Carolina. Also Tate Spring, Tennessee.

Information and literature from ALEX. S. THWEATT, Eastern Passenger Agt., 264 Fifth Avenue (cor. 26th St.), New York City. Phone Madison Sq. 2314

7 TRAINS DAILY from New York to principal cities and resorts of the South

SOUTHERN RAILWAY
Premier Carrier of the South

PENNSYLVANIA. | PENNSYLVANIA.

See the Glorious Autumn Foliage at Delaware

WATER GAP

Two hours from New York—Round Trip, $3.40 via

Lackawanna Railroad

Nine and eighteen-hole champion golf courses; excellent tennis courts; horseback riding, driving, automobiling and boating. Crackling log fires in addition to steam heat furnish an atmosphere of cheerfulness. The hotels and casinos, all fully open until December, offer reduced rates during this delightful season.

Water Gap House	500	The Kittatinny	500
The Glenwood	400	Castle Inn Hotel	300
The Central	150	River View House	150
The Bellevue	150	Cataract House	200
The Casino	100	Forest House	85
Karamac Inn	85	River Side House	75
Delaware House	60	River Farm House	50
Willow Dell (P.O. No. Water Gap, Pa.)	60	The Oaks	35
Courtenay Lodge	35	Pokona	25
Bridge View House	30	The Howard	25
Cherry Valley House	25	Cabin Cottage	25
The Edgewood House	25	Valley View	25
Laurel Ridge House	25	The Stratford	25

Figures following indicate capacity of house.

Illustrated Resort Book, with full information about every house in this advertisement, free at Information Bureaus.

Lackawanna Railroad

	New York:	Brooklyn:
Broadway	Cor. Wall St.	505 Fulton St.
"	Howard St.	
"	28th St.	Newark:
"	42d St.	Broad and Market Sts.

Enjoy Nature at Her Best in Autumn's Charms.

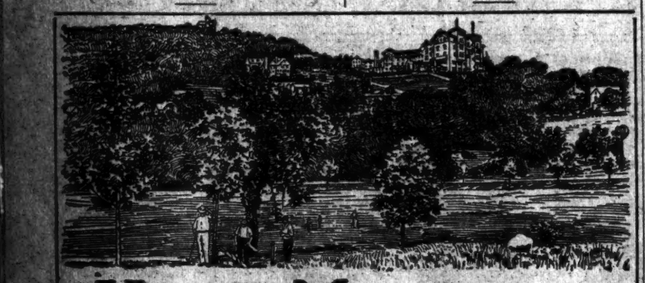
WaterGapHouse

The Mountain Paradise
DELAWARE WATER GAP, PA.

Capacity 500. Most delightful location; leading hotel of the mountains. 2 hours from New York. Pullman Express. A most picturesque auto run; good roads. Special inducements in terms for late September and October. Hotel remains fully open until December; steam heat; log fires; showers; 100 private Baths. Orchestra. Dancing. Every indoor amusement and outdoor diversion. Golf, Tennis, Water Sports, high schooled saddle horses. Instructors. Famous French Grill. Motorists accorded every courtesy. Garage. Booklet and auto maps mailed. 26th season.

JOHN PURDY COPE.

NEW JERSEY. | NEW JERSEY.



HOTEL MONTCLAIR

MONTCLAIR, N. J.

AN IDEAL HOME FOR FALL AND WINTER.
Most Delightfully Situated Resort in New York's Suburbs.
18 MILES OUT. FIREPROOF CONSTRUCTION. ALTITUDE 800 FEET.
American Plan with a Most Excellent Cuisine. A La Carte Service in English Grill.
Splendid Orchestra, Dancing, Tennis, Golf, etc.
MOTOR BUS MEETS ALL TRAINS
Under Personal Direction of FREDERICK C. HALL, Lessee
Telephone Montclair 1410.

NEW JERSEY—Atlantic City.

HOTEL ALVORD

EAST ORANGE, N. J.

Four minutes' walk from Brick Church Station. The most popular and desirable commuters' home out of New York.

A modern, homelike hotel, with enviable reputation for its cleanliness and exceptionally good table. All outside, sunny rooms with private baths. Telephone in every room. Afternoon teas. Dancing. Reasonable terms.

C. E. ALVORD, Owner & Prop'r. WM. H. GRIGSON, Manager.

Laurel-in-the-Pines
Lakewood, N. J.

A highly attractive and healthful resort for Fall and Winter sojourn.

An abundance of lake-side walks and drives. Private tennis courts and putting greens. 18-hole golf course. Daily orchestral concerts.

Will Open
OCTOBER 1, 1914
FRANK F. SHUTE, Mgr.

NEW HOTEL CLINTON

EAST ORANGE, N. J.

A COMPLETE home hotel; charming location; rooms, single and en suite; private baths; telephone; near Brick Church Station; 30 minutes to Broadway; illustrated booklet.

EDWARD M. SAMMIS

PALMER HOUSE.

Improved, newly furnished, opens on or about Oct. 1, new management. For rates, information, Miss Dolbay, Mgr.

NEW JERSEY—Atlantic City.

CLARENDON HOTEL Virginia Av. and Beach. New Beach.

Special Fall and Winter Rates.
Private Baths. Rooms en suite with running water. Booklet. Careful management. Monroe Hutchins.

The New York Times is the medium selected for recovering lost property. By a small outlay in the Lost Column owners frequently get it back in a few hours. Telephone 1000 Bryant.—Advt.

NEW SPRUCE CABIN INN.

Greatly enlarged. Finest location in Pocono Mts. Rooms en suite with bath. Electric light, steam heat, telephone in rooms, sun parlor, music, dancing, saddle horses, golf, tennis, bowling, garage. Illustrated booklet. Lackawanna R. R. to Cresco Station.
W. J. & M. D. PRICE, Canadensis, Pa.

MOUNT PLEASANT HOUSE

Mount Pocono, Pa.
Enlarged, Modernized, Steam Heat, Private Baths. Special Fall and Winter Rates.
W. T. & H. M. LEECH.

THE KITTATINNY

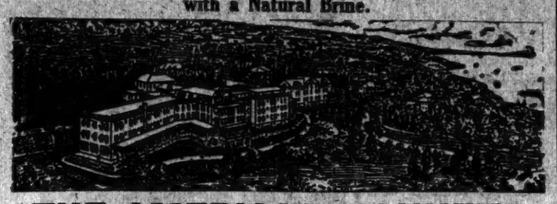
Delaware Water Gap, Pa.
REMAINS OPEN UNTIL DECEMBER.
American Plan and Grill. Special Fall terms.

HIGH FALLS HOTEL.

DINGMAN'S FERRY, PIKE CO., PA.
An ideal Fall resort, open until November. Booklet. Philip F. Fulmer, Prop.

RESORTS. | RESORTS.
NEW YORK. | NEW YORK.

The only place in America where the Nauheim Baths, for weakness and disease of the heart, are administered with a Natural Brine.



THE AMERICAN NAUHEIM
WATKINS GLEN, ON SENECA LAKE.
The Heart of the Lake Country.

The Glen Springs
A MINERAL SPRINGS HEALTH RESORT AND HOTEL.

The Appointments, service and cuisine are the best.

THE BATHS are given by skilled attendants under the direction of experienced physicians. For the treatment of rheumatism, gout, obesity, neuralgia, digestive disorders, anemia, neurasthenia, and diseases of the kidneys, nervous system, heart and circulation, we offer advantages unsurpassed in this country or in Europe.

Complete Hydrotherapeutic and Electrical Equipment.

Midway between the Great Lakes and the Hudson. A thousand miles of good roads radiating through the Lake Region. Well-kept and Sporty Golf Course, Tennis Courts, Putting Greens. Music. Dancing.
For descriptive booklets address WM. E. LEFFINGWELL, President. Watkins, N. Y.

NEW YORK—Westchester County. | NEW YORK—Westchester County.

"New York's Suburban Hotel de Luxe"

Gedney Farm Hotel

WHITE PLAINS, NEW YORK

The ideal suburban home located in a charming country estate, 22 miles from New York, where country life may be fully enjoyed during the exhilarating Autumn season.

Gedney Farm Country Club and Golf Course, Tennis, Polo, Famous Liberty Coach for Coaching Parties, Bowling, Billiards, Swimming Pool in Hotel.

Excellent orchestra and ballroom. Every room served with a bathroom. Conducted on the American plan with Grill Room a la carte.
Diagrams, booklet and rates mailed upon request.
Under personal direction of

J. A. Sherrard, Proprietor
Telephone White Plains 2800

NEW YORK.

Amid the Hills and Woods of Beautiful Westchester.

HOTEL GRAMATAN
Lawrence Park, Bronxville, N. Y.

OPEN ALL THE YEAR.

The Fall in Westchester is the most delightful season of the year. The Gramatan is within easy commuting distance for the New York business man; 28 minutes from Grand Central. Golf, Tennis, and all outdoor sports. Send for new illustrated booklet and rates. HOTEL GRAMATAN, Inc.

THE MOUNTAIN HOUSE

VALHALLA, WESTCHESTER CO., N. Y.
Ninth season; 45 min. to 42d St., on Harlem R. R.; 70 acres; park and lawns, 500 ft. elevation; 10 min. from station; own dairy and vegetable garden; rates $8 and up; Booklet.

New Rochelle. New York.
PEPPERDAY INN.

Easy access to city; Suites with private baths; most comfortable; American plan. 'Phone 2065.

NEW YORK—Long Island.

Most Attractive Country Hotel Adjacent to New York. Open All Year

Garden City Hotel

GARDEN CITY, L. I.

Special Winter Rates

One of the Most Exclusive Country Hotels in America. A combination of country life and metropolitan hotel luxury seldom found. Every outdoor and indoor amusement. Excellent schools. 18 miles from New York. Frequent electric train service, 35 minutes. Write for illustrated Booklet and rates.
J. J. LANNIN CO., Props.

NEW ENGLAND.

Tour New England Now

See the Glorious Autumn Foliage

Breathe the invigorating air—Travel over the good Roads—Stop at the attractive Wayside Inns, Palatial Resorts, or Magnificent City Hotels of this Vacation Land.

Send for free illustrated road map in colors, "NEW ENGLAND TOURS," published by the NEW ENGLAND HOTEL ASSOCIATION, comprising over two hundred of the best hotels and resorts.

WM. M. KIMBALL, Secretary,
Draper Hotel, Northampton, Mass.

NEW ENGLAND—Massachusetts.

ALAMAC HOTEL

Ocean front, in the heart of Atlantic City. Absolutely fireproof. Family and Transient. American and European Plans. Hot and cold sea water baths. Capacity 600. Grill; orchestra; dancing; garage. MACE LATZ & CO.
The only hotel having its own ocean pier for free use of guests.

ISLESWORTH

Open all year. Capacity 500. Sea water. Turkish and electric baths and every appointment. Special Fall rates. Booklet.

HOTEL RUDOLF

On the ocean front. Sea and fresh water baths; running water in rooms. Orchestra; afternoon and evening dancing. Tennis.

HOTEL PIERREPONT.

A Fall and Winter home in the heart of Atlantic City. Rooms with running water. Sea water baths; sun parlor; elevators. Special rates. MRS. GERSON L. KAHN.

THE WILTSHIRE Virginia Av. and Beach. OCEAN VIEW.

Greatly improved. Cap. 300. Private baths, running water in rooms, elevator, &c. Special $12.50 up weekly; $2.50 up daily. Open all year. Booklet. SAMUEL ELLIS.

WESTMONT HOTEL Rhode Island Av. & Beach. Entirely uncharacterized ideal; surrounded by beautiful lawns; private baths, elevators, &c.; every comfort at reduced rates. Booklet. FREDERICK ELKIN, Jr.

NEW JERSEY—Atlantic City.

THE Marlborough Blenheim
ATLANTIC CITY, N. J.

Capacity 1100 400 Private Baths

Exquisite refined music every night throughout the year. Two blocks of Ocean front. Rolling Chairs; Horse-back riding. Golf. Theatres and countless amusements.

Ownership Management
JOSIAH WHITE & SONS COMPANY

NEW ENGLAND—Connecticut.

INTERLAKEN INN

LAKEVILLE, CONN.
In the Lake Region of the
Berkshire Hills.

90 acres of land, partially wooded, between two lakes. Fishing, boating, canoeing, bathing, golf, tennis, etc. Excellent table. First-class service. Special attention to automobile parties. On direct route from New York to Berkshire Garage. Open until Nov. 1st. Send for booklet.

FOR SALE.

VICTORS VICTROLAS
On Easiest Terms.
$1 Down; $1 Weekly
and up.
Complete Stock of Records.
Open Evenings.
Write, call, or phone
823 Columbus.
A. H. MAYERS,
1,603 Broadway, near 47th.

HOTEL ASPINWALL

Lenox, Massachusetts. In the heart of the famous Berkshires. Golf, tennis, saddle horses, dancing, good livery, fine motoring, etc. Accommodates 500 guests. Open to October 20th. Write for special rates for September and October. W. W. BROWN, Manager. CRANEDEN HOTEL, Lake Sunapee, N. H. At the gateway of the White Mountains. Under same management.

The furnishings of a refined home are offered for sale at very reasonable prices on account of death. By appointment only. No tradespeople desired. Address GUSTAVE LOEB, 111 Broadway, or Spuyten Duyvil, N. Y.

NEW ENGLAND—Connecticut.

INTERLAKEN INN

LAKEVILLE, CONN.
In the Lake Region of the
Berkshire Hills.

90 acres of land, partially wooded, between two lakes. Fishing, boating, canoeing, bathing, golf, tennis, etc. Excellent table. First-class service. Special attention to automobile parties. On direct route from New York to Berkshire Garage. Open until Nov. 1st. Send for booklet.

The Jackson Health Resort
Dansville, New York

ON THE DELAWARE, LACKAWANNA & WESTERN RAILROAD

Offers every advantage of fifty years' experience and growth. Up-to-date methods, rarely beautiful location, fireproof building. IF YOU WISH HEALTH OR REST DO NOT FAIL TO WRITE FOR LITERATURE.

Doctors *Jackson* and *Gregory* will welcome *old friends* and *newcomers*.

MILLBROOK INN
MILLBROOK, N. Y.
Also Hotel Hawthorne, 70 W. 49th St.

WEST VIRGINIA.

European Cure in America
The **GREENBRIER**
White Sulphur Springs, W. Va.
European Plan.
OPEN ALL THE YEAR.

New Bath Establishment

DR. GEO. D. KAHLO, Medical Director.

FRED STERRY, Managing Director.
J. H. SLOCUM, Manager.
BOOKING OFFICES { New York—The Plaza / Boston—Copley Plaza

"The New York Times Index speaks for itself."—Seth Low, Broad Brook Farm, Bedford Hills.—(Published quarterly; $2 a volume, $8 a year.)—Advt.

NEW ENGLAND.

See the Glorious Autumn Foliage

Breathe the invigorating air—Travel over the good Roads—Stop at the attractive Wayside Inns, Palatial Resorts, or Magnificent City Hotels of this Vacation Land.

Send for free illustrated road map in colors, "NEW ENGLAND TOURS," published by the NEW ENGLAND HOTEL ASSOCIATION, comprising over two hundred of the best hotels and resorts.

WM. M. KIMBALL, Secretary,
Draper Hotel, Northampton, Mass.

SUITS, OVERCOATS, ETC., $12.

$1 DOWN, $1 WEEKLY

MEN'S CLOTHES ON CREDIT
READY MADE. MADE TO ORDER.
HAMILTON-MARTIN Co., Tailors
171 BROADWAY, Enter 5 Cortlandt St.

THE UNITED SERVICE.

Special to The New York Times.

Army Orders.

WASHINGTON, Sept. 19.—Orders of Sept. 5, directing Capt. F. Lecocq, A. G., to sail about Oct. 5, is amended to direct him to sail on first transport after arrival at Ft. Worden, Wash., of Capt. J. S. Johnston, C. A. C.

1st Lt. J. C. Fairfax, 21 Inf., to Prof. of Military Science at Sewanee Military Academy, Tenn.

Capt. R. McCoy, 5 Inf., to following inf. machine gun cos. in Mass. for inspection and report to Adj. Gen.: 8 at Cambridge, Sept. 21; 9, at Boston, Sept. 21; 2, at Springfield, Sept. 23; 6, at Lowell, Sept. 23, and 5, at Charlestown, Sept. 24.

Orders Sept. 10 as to Mtt. F. L. Winn, Adj. Gen., revoked on his arrival in United States; he goes to duty as Adj. of West. Dept., San Fran.

1st Lt. W. L. Patterson, 7 Inf., is detailed in aviation section S. C., with rank of Capt.

Capts. J. V. Heidt, 9 Inf., and J. D. Tilford, 3 Cav., from transport service, on arrival of Denver and City of Memphis at Galveston, then join stations.

Relieved from transport service: Capts. J. L. De Witt, Q. M. C.; B. H. Wells, 29 Inf., and J. C. McArthur, 10 Inf.; 1st Lt. W. W. Rose, C. A. C.; Capt. de Witt, after leave, to proper station; Capt. McArthur, return to New Rochelle, N. Y., and revert to leave, and Capt. Wells and Lt. Rose, to proper stations.

1st Lt. J. G. Boswell, 20 Inf., upon relief from treatment W. Reed Hosp., to Jersey City for temp. duty, then comply with orders heretofore issued.

Maj. P. C. Stevens, Q. M. C., to W. Reed Hosp., sick.

Capt. R. Davis, F. A., one visit per month until June 30, 1915, to Lawrence and Worcester, Mass.; Providence, R. I., and Branford, Conn., to instruct F. A. batteries of militia.

1st Lt. J. L. Hall, F. A., one visit every two months until June 30, 1915, to Columbus, Mount Vernon, and Cleveland, Ohio; Lansing, Mich., and Ft. Wayne and Rockville, Ind., to instruct field batteries of organized militia.

Capt. E. H. Yule, F. A., one visit every three months until June 30, 1915, to Portland, Ore., and Stockton and Los Angeles, Cal., to instruct F. A. batteries of militia.

Capt. C. C. Pulis, F. A., four visits per month until June 30, 1915, to Minneapolis, and one visit per month during same period to Milwaukee; and Waukegan, Chicago, and Danville, Ill., and Clinton, Iowa, to instruct F. A. batteries of militia.

1st Lt. F. Thorp, Jr., 5 F. A., one visit per month until June 30, 1915, to Topeka, Kan., and one visit every two months during same period to St. Louis, Mo., and Dallas, Texas, to instruct F. A. batteries of militia.

Capt. J. B. W. Corey, F. A., or 1st Lt. H. Pfeil F. A., two visits per month until June 30, 1915, to Camden and East Orange, N. J., an dto Binghamton and Syracuse, N. Y., to instruct F. A. batteries of militia.

Maj. H. L. Pettus, Q. M. C., will relieve Lt. Col. W. E. Horton, at Newport News; Lt. Col. Horton will return to his station, Governors Island, N. Y., via this city for consultation with Q. M. Gen., and orders of Aug. 14 directing him to return to his station is amended accordingly.

Lt. Col. W. E. Horton, Q. M. C., accompanied by a civilian Inspector, from Governors Island to these stations on business pertaining to Q. M. C., and return to his station: Fts. Williams, Preble, and McKinley, Me.; Ft. Constitution, N. H.; Fts. Warren, Strong, Andrews, and Rodman, Mass.; Boston, Mass.; Fts. Adams and Greble, R. I.; Fts. Wright, Terry, Slocum, and Totten, N. Y.; New York City; Governors Island; West Point and Ft Hamilton, N. Y.; Ft. Hancock, N. J.; Ft. Du Pont, Del.; Fts. Howard and Washington, Md.; Ft. Hunt, Va.; Washington Barracks, D. C.; Ft. Monroe, Va.; Ft. Caswell, N. C.; Ft. Moultrie, S. C., and Ft. Screven, Ga.

Lt. Col. C. R. Krauthoff, Q. M. C., accompanied by a civilian Inspector, to these stations on business pertaining to G. M. C., then to his station: Key West Barracks and Fts. Dade and Barrancas, Fla.; Ft. Morgan, Ala.; Jackson Barracks and Ft. St. Philip, La., and Galveston, Tex.

Maj. F. A. Grant, Q. M. C., accompanied by a civilian Inspector, to these stations on business pertaining to Q. M. C., then to his station: Fts. Worden and Ward, Wash.; Ft. Stevens, Ore.; Fts. Winfield Scott, McDowell, and Rosecrans, Cal., Alcatraz Island, and San Francisco.

Leaves: Capt. R. S. Thomas, C. E., 6 days; 1st Lt. J. G. Boswell, 20 Inf., 20 days; 1st Lt. J. Pearce, C. A. C., 1 month's extn.; 1st Lt. L. R. Bartlett, C. A. C., 4 mos., and Capt. G. A. Hadsell, Inf., until Oct. 10.

Navy Orders.

R. Adm. N. R. Usher, commandant Norfolk Yard, to commandant New York Yard.

Capt. A. Gleaves, commandant New York Yard, to command the Utah.

Com. W. Evans, command of Albany, to orders.

Lt. Com. B. G. Barthlow, recvg. ship at San Fran., to the West Virginia.

Jr. Lt. P. H. Hammond, the Wyoming, to duty under instruction at Univ. of Michigan; R. T. S. Lowell, Bureau of Steam Engineering, to Harvard Univ.; J. C. Latham, Naval Attache, Paris; Lt. Com. W. Bostwick, to Naval Attache, Paris; B. H. Muir to Naval Hosp, New York, sick.

Ensigns H. R. Glennon, the Michigan, to the Warrington; S. K. Day to the Utah, C. M. Martin, the Maryland, to the Chattanooga, and F. H. Kelley, Jr., the Chattanooga, to the Maryland.

Ch. Gun. T. J. Hurd, the Minnesota, to the Illinois.

Gun. J. J. Delany, the Illinois, to the Minnesota.

Ch. Carpenter E. W. Smith, recvg. ship at New York, to Boston Yard.

Paymaster Clerks E. A. Tarpley and B. Borkowitz, appointment revoked.

Naval Vessels.

Arrived: Maine, at New York Yard; Justin, at Acapulco; Texas, Florida, Minnesota, Rhode Island, Sonoma, Ontario, and Uncas, at Southern Drill Grounds; Missouri and Illinois, at Philadelphia; the Nebraska, at Galveston; Yankton, at Wilmington, N. C., and the Jupiter, at Tiburon, Cal.

Sailed: Saturn, San Fran. for west coast of Mexico; Patapsco and Cumberland, Guantanamo for New York; Prairie, Hampton Roads for Tompkinsville, and the Macdonough, Boston for Newport.

The New Jersey, now at Puerto Plata, Santo Domingo, ordered to Cape Haitien, Haiti, as relief of the South Carolina. Upon being relieved the South Carolina will proceed to Hampton Roads.

The McDougal, now at Newport, ordered to New York, to arrive by Sept. 23.

The Oregon was placed in reserve at Puget Sound Sept. 16, and the Maine at New York Sept. 18, and as a receiving ship.

THE CIVIL SERVICE.

City.

The following reports of Assistant Chief Examiner Murray have been approved:

Recommending that the commission deny the request of the President of Richmond for the change of title of George Cornell, leveler to leveler, (Acting Superintendent of Highways,) for the reason that the latter title does not appear in the classification.

Relative to his conference with Benjamin Bolton, efficiency engineer in charge of the efficiency staff now attached to the office of the Commissioner of Accounts, regarding his request for an examination for promotion to the position of efficiency Inspector to be open to a sewer cleaner and an assistant foreman.

Relative to the request of the Secretary of the Department of Health that an examination be held for promotion to second grade clerk. Recommends that the request be denied at this time as there are sixteen names on a promotion list for the position in existence.

United States.

The eligible lists for clerk and carrier, Brooklyn, and letter carrier, Manhattan, have been received at the New York office of the commission. The registers are now being made up and candidates will learn their ratings about Oct. 15. Further appointments from the old lists will not be made. The next batch of appointments will be for temporary work during the Christmas holidays, and names will be taken from the new registers. Permanent appointments will be made after Jan. 6.

EDUCATION NOTES.

The Williamsburg Evening High School for Women will not be opened tomorrow evening on account of the Jewish holiday. It will be opened instead on Tuesday evening.

The terms of office of the following members of the Teachers' Council, it is announced, will expire in November: High and training schools—Principal John L. Tildsley and First Assistant Alexander L. Pugh of the High School of Commerce; Arthur L. Crossley, teacher, Bushwick High School; Anna L. McAuliffe, teacher, Newtown High School. Elementary Schools—Principal Joseph K. Van Denburg, No. 40, Manhattan; Principal Mary L. Brady, No. 177, Manhattan; Principal Samuel McK. Smith, No. 17, New Brighton, S. I.; Assistant to Principal Lucille Nicol, No. 61, Brooklyn; Assistant to Principal Francis M. Conboy, No. 40, Bronx; Rachel A. Ennis, teacher, No. 21, Brooklyn; Henrietta Bergen, teacher, No. 40, Jamaica, L. I.; Mae H. Higgons, Kindergartner, No. 68, Manhattan. The election of their successors will be held on Nov. 12.

The Board of Aldermen has been requested to authorize the issue of special revenue bonds to the amount of $7,000 to defray the cost of supplies and equipment for athletic work in the Department of Education for the remainder of the current year.

The Board of Education has given consent to the renewal of leases of 162 East 110th Street, as an annex to Public School 97; of 29 Jackson, as an annex to Public School 95, and of the Methodist Episcopal Centenary Church of Morrisania, as an annex to Public School 10, Bronx.

Plans have been approved for Public Schools 41 and 97, Queens, and 8, Richmond, and for a repair shop in the Vocational School for Boys.

Harry Frank has been appointed as a chemist in the Bureau of Supplies, with a salary of $1,200 a year.

WILLS FOR PROBATE.

KNIGHT, LUCY MACKENZIE. (Aug. 18;) personalty, more than $5,000; to son, Colin, diamond ring; to sister, Florence H. Thomas, 10 shares Std. Oil stock; wearing apparel and jewelry to nieces, Anna F. Thomas and Mary Telford; residue to husband, Charles H.

FINANCIAL MARKETS

Important Favorable Developments—Banks Report Big Gain in Cash.

Several important steps were taken yesterday, the ultimate effect of which upon the business and financial situation should be highly favorable. The Interstate Commerce Commission granted the petition of the railroads for a rehearing of the freight rate increase case, the Federal Reserve Board gave its approval to the plan to establish a $100,000,000 gold fund for the restoration of normal conditions in the foreign exchange market, and the bond dealers of this city, through their Committee of Seven, lessened the restrictions which had been put upon trading in bonds. In addition to these developments, the banks here reported a very large gain in cash, which proved almost enough to offset the increase in reserve requirements caused by the financing of the new issues put out by the city.

The strengthening of the position of the railroads by an increase in rates which will add a substantial sum to their net revenue would unquestionably do a good deal to improve the standing of railroad securities, and the favorable effect of that would be widespread. The Commerce Commission has set Oct. 19 as the date for the hearing of the case, and it has wisely restricted the proposed inquiry to matters which have arisen since the recent decision of the commission was rendered. That will serve to lessen the period of consideration and bring relief to the railroads all the more quickly if, as is now very generally believed, the commission gives a favorable answer to the renewed appeal for an increase in rates. The formation of a country-wide gold pool, which has now received the approval of the Federal Reserve Board and to which all the banks appealed to should contribute, will do for other obligations what has already been done for New York City's debt on the other side. The beneficial effects will be felt throughout the trade of the whole country. The partial restoration of freedom in the bond market is also a step in the right direction. The sooner artificial restraints upon the market can safely be lifted the better.

The bank statement naturally showed a large increase in loans and deposits. The previous week's statement had only partially reflected the effect of the New York City financing, the average system of compiling the figures throwing the main effect of that transaction forward into this past week's figures. Despite the expansion of $67,000,000 in loans and the increase of $63,000,000 in deposits, the reserve deficit increased by only $3,300,000. The increase in the deficit was kept down to that relatively small amount by a large inflow of cash, the average figures showing a net cash gain of no less than $11,300,000. This is a highly satisfactory showing.

STOCK EXCHANGE NEWS.

Changes in firms—Elkins, Morris & Co., Eric A. Pearson, retired; Montgomery, Clothier & Tyler, Theodore Roosevelt, Jr., admitted; Gilbert Elliott & Co., Culver B. McWilliam, retired.

Branch Office—Millett, Roe & Hagen, Hartford, Conn., discontinued.

NEW INCORPORATIONS.

Special to The New York Times.

ALBANY, N. Y., Sept. 19.—Incorporated today:

Continental Process Corpn., Scarborough-on-Hudson, metals, compounds, waste products, chemicals, scientific apparatus, $2,000.—H. Carter, W. Lytle, J. C. Barr, 170 Marcy Av., Bklyn.

Voigt, Davis & Co., export, import, furniture, $200,000; I. Abramson, C. J. Davis, C. E. Voigt, 130 Bellevue Av., Montclair, N. J.

Keppler Glass Construction, $170,000; H. S. and A. T. Otto, F. L. Keppler, 101 Park Av.

North Main Street Development Co., Buffalo, $75,000; B. H. Foster, B. E. Chaffee, G. M. Kellogg.

Hayes & Sharp Co., Rochester, insurance, brokerage, merchandise, $50,000; C. T. Hagerty, W. A. Sharp, W. D. Davis.

Radio-Fango Co., import, radio fango mud, sanitariums, mud baths, $30,000; G. A. Damiano, H. Verrone, A. Scaturro, 980 Broome St.

The New Jersey, now at Puerto Plata, Santo Domingo, ordered to Cape Haitien, Haiti, as relief of the South Carolina. Upon being relieved the South Carolina will proceed to Hampton Roads.

The McDougal, now at Newport, ordered to New York, to arrive by Sept. 23.

The Oregon was placed in reserve at Puget Sound Sept. 16, and the Maine at New York Sept. 18, and as a receiving ship.

Hale-Rickert Co., Buffalo, realty, construction, $50,000; J. B. Rickert, J. M. and S. C. Hale.

Mule Lighting Fixture Co., gas and electric fixtures, $25,000; D. E. Horwitz, S. Michael Cohen, David Haar, 184 Eldridge St.

German Kraut & Pickling Works, $10,000; G. Bauer, G. Kupferschmidt, J. Schroeder, 248 W. 46 St.

Quality Pharmacy, $5,000; S. Ruderman, Richard J. Donovan, J. Fraster, 175 W. 141 St.

Walden Bros., trade papers, printing, publishing, $10,000; G. C., B. A. and T. A. Walden, 132 Nassau St.

J. E. Mounet Co., textiles, $10,000; P. Fuller, Jr., C. E. Gudebrod, J. B. Mounet, 225 4 Av.

Holsman Holding Co., realty, $10,000; E. M. Townsend, G. Silsworth, M. Holsman, 838 Eastern Parkway, B'klyn.

Century Waist Co., furs, garments, $10,000; M. Ibender, S. Mendelson, S. M. Shack, 212 E. B'way.

Central House Wrecking Co., $15,000; A. Darssen, Solomon Pats, H. Wolovits, 262 Ellery St., B'klyn.

Ameta Jet Button Works, $5,000; C. Stegman, L. Silverstein, M. Weingarten, 73 Murray St.

Humboldt Machine & Stamping Co., $5,000; S. Brand, J. Scharlop, A. Hyman, 154 W. 118 St.

Queens Woodworking Corp'n, Queens, $10,000; Edna M. Redonde, J. R. McDougal, T. F. Wright, 2,187 E. 17 St., B'klyn, N. Y.

Ess & Ess Photo Co., realty, merchandise, $10,500; Hall Cohn, Sidney K. and Clarence F. Simon, 11 E. 17 St.

Madison-Chenango Holstein Friesian Sales Corp'n, Smyrna, (Earlville,) $10,000; A. C. Fay, J. R. Parsons, E. D. Billings, Earlville.

Capital increases: Bond Brokers Exchange, N. Y., $25,000 to $100,000.

Estey Brass Co., $10,000 to $50,000.

Voluntary dissolution: Long Island Tire Co., Freeport.

WEEK'S BANK CLEARINGS.

New York City bank clearings last week, as reported by the Clearing House, and the clearings for the United States, as reported by The Financial Chronicle, compare as follows:

	In New York. 1914.	Total U. S. 1914.
Sept. 19	$1,192,925,940	$2,347,423,943
Sept. 12	*825,634,000	1,949,967,534
Sept. 5	1,083,407,954	2,374,805,051
Aug. 29	907,056,770	2,027,085,844
	1913.	1913.
Sept. 20	$1,640,626,435	$3,373,674,858
Sept. 13	1,623,922,960	3,000,035,816
Sept. 6	1,724,626,481	2,975,681,733
Aug. 30	1,559,820,160	2,709,091,971

*Five days.

ESTATES APPRAISED.

BACIGALUPO, JEANNETTE H. (Nov. 28, 1913;) net estate, $27,051; bank, $6,067; mortgage, $19,000; insurance, $2,000.

BAUER, HENRY, (July 17, 1913;) net estate, $19,705; bank, $4,955; mortgage, $15,106; other property, $44.

DAVIS, JAMES W., (Dec. 20, 1907;) net estate, $2,116; bank, $2,081; stock of Hammond Typewriter Co., $1,100.

FROST, ALBERT H., (Jan. 27, 1912;) net estate, $261,557; bank, $43,942; 222 shares of Frost Veneer Seating Co., $42,342; 720 shares of Frost Veneer Seating Co. of Wis., $148,-680; 100 shares of N. Y. Veneer Seating Co., $4,378; 10 shares Earp-Thomas Farmogerm Co., $250; other holdings, $5,375.

HEIDELSBERGER, BERTHA, (April 8, 1913;) net estate, $74,817; equity in three properties, 147th St. & Broadway, $28,750; at 177th St. & St. Nicholas Av., $44,705; at 44th St. & 9th Av., $102,596; bank, $1,183; 25 shares Palisade Bldg. & L. Co., $1,765; other property, $6,021.

O'CONNELL, JOHN F., (May 3;) net estate, $12,266; bank, $3,220; 100 shares stock of Borden's C. Milk Co., $11,250.

PIERCE, FRANK B., (May 19;) net estate, $17,906; bank, $1,023; 5 bonds U. S. Rubber Co. sinking fund, $5,150; 100 shares pf. Great Northern R. R., $12,500; 100 shares pf. Inter. Paper, $5,500; 30 shares Anaconda Copper, $658; rights to purchase Great Northern R. R. pf., $1,306.

PURDY, ELIJAH H., (April 16, 1913;) net estate, equity of $250 in 56 Bowery, which is valued at $55,000.

LOANS EXPAND FURTHER.

Large Gain in Deposits and Small Gain in Cash Increase Bank Deficit.

The average figures of the bank statement showed these changes for the week:

CLEARING HOUSE MEMBERS, DAILY AVERAGE.

		Change.
Loans	$3,280,283,000	+$67,363,000
Specie	330,546,000	250,000
Legal tenders	58,248,000	+ 11,663,000
Net deposits	1,954,286,000	+ 63,942,000
Circulation	139,716,000	+ 5,200,000
Banks—Cash reserve in vault	$343,907,000	
Trust Cos.—Cash reserve in vault	66,190,000	
Aggregate cash reserve	409,797,000	
Deficit cash reserve	38,334,100	
Increase	3,319,100	
Trust companies' reserve with Clearing House members carrying 25 per cent. cash reserve	49,594,000	

SUMMARY OF STATE BANKS AND TRUST COMPANIES IN GREATER NEW YORK, NOT INCLUDED IN CLEARING HOUSE STATEMENT.

		Change.
Loans & inv'ments	$598,387,500	+$16,540,000
Gold	61,306,100	+ 151,300
Cur. and banknotes	13,472,900	+ 266,100
Total deposits	654,141,100	+ 19,925,500
Total dep., eliminating amounts due from reserve depositories, &c.	560,680,900	+ 15,873,100

RESERVE—STATE BANKS.

		P. C.
Cash in vault	$13,002,400	13.48
Deposits in banks and trust companies	12,177,500	12.62
Total	$25,179,900	26.10

RESERVE—TRUST COMPANIES.

		P. C.
Cash in vault	$41,865,700	9.83
Deposits in banks and trust companies	63,602,800	14.94
Total	$105,528,500	24.76

Aggregate reserve on deposits, $130,708,400; increase, $5,293,400. Per cent. of legal reserve, 25.

Summary of weekly statement of State banks in Greater New York:

		Change.
Loans and investments	$336,959,800	+ $7,428,100
Gold	50,635,600	+ 689,500
Currency and bank notes	33,079,700	+ 1,817,900
Deposits	410,712,300	+ 18,739,200
Reserve on deposits	100,721,300	+ 2,496,500
Percentage of reserve, 27.7		

Summary of weekly statement of trust companies in Greater New York:

		Change.
Loans and investments	$1,144,215,800	+$28,780,400
Gold	84,527,200	— 2,563,300
Currency and bank bills	23,653,500	+ 51,900
Deposits	1,207,484,500	+ 31,129,900
Reserve on deposits	225,646,400	— 170,400
Percentage of reserve, 23.7.		

FOREIGN BANK RATES.

	Rate.	When Fixed.
Bank of England	5	Aug. 5, 1914
Bank of France	5	Aug. 20, 1914
Bank of Germany	6	Aug. 1, 1914
Bank of

DIVIDENDS DECLARED.

The following companies announced dividends during the last week:

STEAM RAILROADS.

Company.	Rate	Pe- riod.	Pay- able.	Books Close.
Ash. C. & L. R.	3	Q	Sep. 25	.....
Beech Creek.....	1	Oct.	1	*Sep. 23
B. R. P. & W.....	1	Oct.	1	*Sep. 15
Grand Trunk.....	—	Oct.	31	.....
G. Northern pf.	1¾	Q	Nov. 2	*Oct. 15
Lex. Valley com	1	A		.....
Do pf.....	$1.25	Q	Oct. 1	Sep. 26
Maine Central.	1¼	Q	Oct. 1	*Sep. 16
Meadv., Conne- aut L. & L..	3	—	Oct. 1	*Sep. 15
N.R.R. of N.H.	1¼	Q	Oct. 1	*Sep. 7
Nor. & Wor. pf.	2	Q	Oct. 1	Sep. 14
Phil. & Trent..	2½	Q	Oct. 10	Sep. 30
Reading.....	2	Q	Nov. 12	*Oct. 27
Reading 2d pf..	1	Q	Oct. 8	*Sep. 22
United N. J. R. Canal.....	2½	Q	Oct. 10	Sep. 19
Warren.....	2½	—	Oct. 15	*Oct. 6
West J. & S...	$1.25	—	Oct. 1	*Sep. 15

STREET RAILWAYS.

B. Ry. & E. pf.	1¾	Q	Oct. 1	Sep. 21
Brasilian Tr., L. & P. pf.....	1¼	Q	Oct. 1	Sep. 24
Capital Trac....	1¼	Q	Oct. 1	Sep. 14
Cin. & Ham. Tr.	1	Q	Oct. 1	.....
Do pf.....	1¼	Q	Oct. 1	.....
Cleveland Ry...	1¼	Q	Oct. 1	Sep. 15
Columbus R. P. & L. pf., A.	1¼	Q	Oct. 1	Sep. 15
Germantown P.	3	—	Oct. 1	*Sep. 19
Ky. Ports.	$1.31¼	Q	Oct. 6	Sep. 15
Houghton Co. Trac. pf....	3	—	Oct. 1	*Sep. 19
Ill. Traction pf.	1¼	Q	Oct. 1	*Sep. 15
N.O. R. & L. pf.	1¼	Q	Sep. 30	Sep. 19
N.Y. State Rys.	1	Q	Oct. 1	Sep. 22
Nor. Ohio pf....	1¼	Q	Oct. 1	Sep. 22
O. & C. Ry. com. & pf.	1¼	Q	Oct. 1	Sep. 19
Phila. Traction.	$2	—	Oct. 1	Sep. 21
Pub. S. of N. J.	1¼	Q	Sep. 30	*Sep. 20
Rep. R. & L. pf.	1¼	Q	Oct. 15	Sep. 30
Stark Electric..	¾	Q	Oct. 1	.....
Toronto Ry....	2	Q	Oct. 1	*Sep. 15
Washington W. P., Spokane..	1¼	Q	Oct. 1	Sep. 12
W. India Elec..	1¼	Q	Oct. 1	Sep. 23

BANK STOCKS.

Chat. & P. Nat.	2	Q	Oct. 1	Sep. 22
City Cent. Nat.	3	Q	Oct. 1	Sep. 24
Hanover Nat....	3	Q	Oct. 1	Sep. 19
Metropolitan ..	2	Q	Oct. 1	Sep. 19

TRUST COMPANIES.

Bankers	5	Q	Oct. 1	.....
Brooklyn	5	Q	Oct. 1	Sep. 18
Columbia	5	Q	Sep. 30	*Sep. 23
Empire	2½	Q	Sep. 30	Sep. 26
Equitable	6	Q	Sep. 30	*Sep. 21
Metropolitan ..	6	Q	Sep. 30	Sep. 16
New York	4	Q	Sep. 30	Sep. 19
Title G. & T...	5	Q	Sep. 30	Sep. 22

INDUSTRIAL AND MISCELLANEOUS

Am. Chicle.....	1	M	Sep. 10	*Sep. 14
Am. Chicle.....	2	Ex.	Sep. 10	*Sep. 14
Am. Express	1	Q	Oct. 1	*Sep. 19
Am. Gas & El..	2	Q	Oct. 1	Sep. 21
Am. Gas & El.	1¼	Q	Nov. 2	Oct. 21
Am. P. & L. pf.	1¼	Q	Oct. 1	Sep. 24
Am. Pub. S. pf.	1¼	Q	Oct. 1	Sep. 23
Am. T. & T....	2	Q	Oct. 15	*Sep. 30
Am. Type Fdrs.	1	Q	Oct. 15	*Oct. 10
Do pf.....	1¾	Q	Oct. 15	*Oct. 10
Am. W. G. pf.	1	—	Sep. 20	Sep. 22
Cin. & Sub. Bell Telephone.	2½	Q	Oct. 1	Sep. 22
Cleveland Stone.	2	Q	Oct. 1	Sep. 21
C. P. (Mich.) pf.	1¼	Q	Oct. 1	*Sep. 18
Dom. Textile pf.	1¾	Q	Oct. 15	Sep. 30
Else Securities.	2	Q	Oct. 1	Sep. 28
Do pf.....	1¼	Q	Nov. 1	Oct. 26
Elec. Stor. Bat. com. & pf..	1	Q	Oct. 1	*Sep. 21
Gen. Baking pf.	1	Q	Oct. 1	Sep. 19
Gen. Chem. of Cal. 1st pf.	1¾	Q	Oct. 1	*Sep. 19
Gen. Motors pf.	3½	S	Nov. 1	Oct. 15
Hale & Kilburn 1st & 2d pf..	1¾	Q	Sep. 30	*Sep. 19
Houghton Co. E. Lt.....	62½c	—	Nov. 2	*Oct. 16
Do pf.....	75c	—	Nov. 2	*Oct. 16
I. Har. of N. J.	1¼	Q	Oct. 15	*Sep. 28
Int. Nickel.....	2½	Q	Dec.	Nov. 14
Do pf.....	1¼	Q	Nov. 2	Oct. 14
Kolb Bak. pf..	1¼	Q	Oct. 1	*Sep. 16
La Rose C. M.	2½	Q	Oct. 20	Sep. 30
Laurentide Co.	2	Q	Oct. 1	Sep. 23
Lawyers Mtg.	3	Q	Oct. 1	Sep. 22
McA. & Forbes	2½	Q	Oct. 15	*Sep. 30
Do pf.....	1¼	Q	Oct. 15	*Sep. 30
Mass. Lighting old com....	$1.75	Q	Oct. 15	Sep. 25
Do new com	25c	Q	Oct. 15	Sep. 25
Do new pf.	$1.50	Q	Oct. 15	Sep. 25
Mich. Light pf.	1¼	Q	Oct. 1	*Sep. 15
Mtg. Bond.....	1¼	Q	Oct. 1	Sep. 23
N.Y. E. L. & P.	1¼	Q	Oct. 1	Sep. 24
Do pf.....	1¼	Q	Oct. 1	Sep. 24
N. E. Power pf.	1¼	Q	Oct. 1	Sep. 22
N. E. T. & T.	1¾	Q	Sep. 30	Sep. 16
N.Y. Mtg. & S.		Q	Oct.	.....
Nor. Mines....	5	Q	Oct. 20	Sep. 30
Ogi. Flour Mills	2	Q	Oct. 1	Sep. 18
Old Col. Gas pf.	1¼	Q	Oct. 1	Sep. 24
Pr. & Gam. pf.	2	Q	Oct. 15	Sep. 26
Saf. C. H. & L.	2	Q	Oct.	*Sep. 19
Shaw. E. & P.	1¼	Q	Oct. 10	Oct. 1
Stillwell-Bp pf.	1¾	Q	Oct. 1	*Sep. 18
Taylor-Whar. I. & Steel.....	1	—	Oct. 1	Sep. 24
Texas Co.....	2½	Q	Sep. 30	Sep. 24
Tob. Prod. pf.	1¾	Q	Oct. 1	Sep. 21
United Util. pf.	1¾	—	Oct. 1	Sep. 19
Vacuum Oil....	3	—	Oct. 31	Oct. 15
West. Coal.....	1¼	Q	Oct. 1	Sep. 15
Willys-Ov'd pf.	1¾	Q	Oct. 1	*Sep. 22

*Holders of record; books do not close.

RAILROAD EARNINGS.

The railroads reporting so far for the second week of September show these aggregated changes in gross earnings, those reporting gains and those reporting losses being stated separately:

Four roads.....	$4,080,220	+$176,217
Ten roads.....	4,042,351	— 277,079
Total (14 roads)....	8,072,971	— 201,756

Miscellaneous Earnings.

ADIRONDACK ELECTRIC POWER CORPORATION for July—

	1914.	1913.	Increase.
Gross	92,145	96,678	*4,550
Net	21,647	17,697	3,950
Bal. aft. chgs.	906	41,756	*40,850
12 mos. gross.	1,940,108	1,107,312	81,906
Net	396,933	329,293	67,640
Bal. aft. chgs.	134,285	76,363	57,922

*Deficit.

ELMIRA WATER, LIGHT & RAILROAD for the four months ended July 31—

	1914.	1913.	Increase.
Gross	363,851	328,630	41,021
Net after tax. mtns. renew. and resv.....	135,645	118,541	17,104
Bal. aft. chgs.	61,050	43,535	21,523

Twelve months ended July 31, 1914: Gross earnings, $1,074,222; net earnings, $484,504; balance after charges, $184,504, equivalent to 14 per cent. on 1st preferred stock, including $495,000 to be issued Oct. 1.

Decrease.			
PACIFIC COAST CO. for July—	1914.	1913.	Increase.
Gross	580,470	738,888	702,758
Net	96,663	136,584	135,578

UTAH SECURITIES CORPORATION for August—

	1914.	1913.	Increase.
Gross	180,876	149,014	31,861
Net	90,864	36,228	4,635
12 mos. gross.	1,674,429	1,674,429	351,505
Net	1,130,170	964,160	166,010

SILVER QUOTATIONS.

Bar silver in London, 23 9-16d per ounce, off ¼d; in New York, 61¼c, off ⅝c.

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31 NEW STREET NEW YORK

Standard Oil Stocks

Our Statistical Department is prepared to furnish on request the latest available information on these securities.

HARVEY A. WILLIS & CO

(Established 1901)

32 Broadway, New York, N. Y.

MEETINGS AND ELECTIONS.

CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY.

The Annual Meeting of the Stockholders of this Company for the election of Directors and for the transaction of any other business of the Company will be held at the office of the Company, in the City of Milwaukee, at 12 o'clock noon, Saturday, September 26, 1914.

The transfer books will be closed on Wednesday, the 19th day of August, and reopened on the 26th day of September next.

E. H. H. WILLIAMS, Vice-President.

July 8, 1914.

UNCLAIMED BANK DEPOSITS.

REPORT OF UNCLAIMED DEPOSITS OF the Equitable Trust Company of New York on the first day of August, 1914, made in accordance with the provisions of the Banking Law, Sections 154 and 219.

Full name of depositor or shareholder, last known residence or Post Office address of depositor or shareholder, date of original deposit, amount of deposit.

Andujar, A., Co., The, 128 Front St., New York, July 29, 1905.....	101.28
Backus, Cath., Admx., care of A. Rooney, 306 Broadway, N. Y.....	71.80
Basing, Marshall, Estate, 218 W. Front St., Plainfield, N. J., June 15, 1900.....	137.30
Brady, P. J., or Mrs. P. J.....	107.15
Bell, Wm. H., Assignee C. E. Rand & Co., care of U. S. Fidelity & G. Co., Jan. 21, 1904.....	95.80
Bell & Gosling.....	52.34
Bernheim, L. S., 301 Munsey Bldg., Washington, D. C., Oct. 17, 1905....	100.00
Brown, J. Dickman, Bridgeport, Conn., P. O. Box 4656, July 28, 1900.	108.89
Blumenthal, Rosa, Gdn., care U. S. Fidelity & G. Co.....	192.66
Callahan & Morrisey, 48 West 14th St., New York City, Dec. 27, 1900..	97.50
Cranis, John, Est., care U. S. Fid. & G. Co.....	57.64
Cranis, Caroline I., care U. S. Fid. & G. Co.....	50.82
Cooper, M. V., Agt.....	253.11
Crocker, M. B., Jr., 40 Broadway, New York, Dec. 19, 1901.....	70.04
Cronin, Kath. M., Admx., care Lawyers Surety Co., Sept. 28, 1900....	434.94
Deans, Caroline I., 217 Palisade Av., West Hoboken, N. J., May 9, 1906..	107.56
De Angeli, Francis, and J. F. Kiernan, Exrs., 71 E. 124th St., New York.....	52.52
De Amias, J., Gilsey House, New York, Oct. 19, 1899.....	95.98
Dempsey, Mary, Admx., Terrence Dempsey, dec'd, care U. S. Fid. & G. Co., 72 William St., New York, Nov. 6, 1899.....	137.53
Denny Bros., 61 Quirt Bldg., Mexico City, Mex., Dec. 15, 1900.....	68.70
Dickerson, H. N., 141 Broadway, New York, April 28, 1901.....	209.17
Frank, Adam, Trustee Annie L. Abrahamson, care National Surety Co., Feb. 28, 1905.....	164.00
Gallatin Realty Co., Robt. Lawrence, Pres., 73 Nassau St., New York, March 16, 1904.....	61.02
Garrard, Louis F., Jr., U. S. A., transport.....	59.23
Greene, W. C., 277 Broadway, New York, Oct. 9, 1903.....	87.20
Glenny, Bella, Admtr.....	97.13
Golden Chest Mining Co., 309 Broadway, New York.....	63.19
Heinecke, H. R., Inc., 147 Fourth Ave., New York, Jan. 20, 1905....	61.51
Heller, Thomas, Est., F. & D. Co., 30 Broad St., N. Y., Dec. 5, 1902.....	104.08
Hoffman, M.....	179.26
Investment Agency Co., 69 Maiden Lane, N. Y.....	146.42
Jackson Suburban Traction Co., Jackson, Mich., May 20, 1903.....	179.08
Johnson, Jas. M., Est., 328 W. 59th St., New York.....	54.49
Jones, Stephen H., Box 94, Duluth, Minn., Dec. 21, 1903.....	137.16
Kirk, Mrs. Anna, 217 West 45th St., New York, Sept. 30, 1900.....	362.74
Logan, Edgar, "Special," 106 Wall St., New York, Sept. 25, 1905.....	146.54
Manhattan Reporting Co., 150 Nassau St., N. Y., Feb. 19, 1901.....	66.27
Marlow, Frank, Gen. Gdn., 515 W. 46th St., New York, March 17, 1902..	96.00
McLaren & Co., 25 Broad St., New York, June 26, 1903.....	69.49
Mechanical Tire Co., 19 W. 18th St., New York, June 24, 1909.....	54.40
Mills, Est. of Chas., 844 W. 46th St., New York.....	59.54
Moican, John, Adm. Est. Josef Hunyadi, 400 Honeywell St., L. I. C....	61.86
Montgomery Shoe Co., Consolidated Mining Co., 141 Broadway, New York, Feb. 24, 1906.....	55.17
Moore, George, Jan. 17, 1905.....	90.43
Mullen, Thos. F., Est., 27 Wall St., New York, Sept. 29, 1908.....	97.81
Municipal Telegraph & Stock Co., Albany, New York, Oct. 22, 1899.....	94.86
Munn, Isaac W., Galveston, Texas, June 30, 1905.....	79.78
Murray, Caroline, Adm., 1,069 2nd Ave., N. Y., Sept. 18, 1899.....	69.73
Musgrave, Mrs. Thomas E., 205 22nd St., Washington, D. C., May 14, 1902.....	484.82
Newfoundland Antidonly Co., 1 Pine St., New York, Jan. 8, 1906.....	126.23
North American Realty Co., 319 Columbus Ave., New York, June 19, 1903.....	379.75
O'Shaughnessy, V. P.....	66.89
Ostby, Ellis, Pitch, 228 Governor St., Providence, R. I.....	195.49
Ocean Breeze Bldg., Lot Ass'n, 203 Broadway, N. Y., July 1899.....	65.77
O'Keefe, Bartholomew, Estate, care of Empire Surety Co., 206 Weehawken St., West Hoboken, N. J., June 15, 1900.....	99.00
Oregon Security Co., Div. ac., 1135 Broadway, N. Y.....	167.80
O'Brien, M. C., 42 Broadway, N. Y.	75.00
Parmenter, J.....	69.70
Porter, Wesley, Est.....	106.98
Pierce, John, 277 Broadway, New York, Dec. 20, 1901.....	213.45
Pettit, Richard, Trus., v. Kahalah Bowanby, 30 Lawrence St., New York, Nov. 18, 1903.....	191.29
Prindle Mining Co., 100 Broadway, New York, Nov. 22, 1905.....	51.02
Powell, Seneca D., Est., 80 North St., Greenwich, Ct., Sept. 30, 1907..	100.29
Reiss, Anna M., Est., 60 William St., New York, July 1, 1905.....	185.06
Riggs, Edw. F. or G., 25 Broad St., New York.....	117.52
Rittenband, J.....	114.59
Robbin, Jas. G., 320 Broadway, New York, Apr. 12, 1901.....	64.06
Rose, Chas., 232 W. 27th St., New York, Nov. 22, 1905.....	70.23
Rosenbaum, S. D., 707 Front St., San Francisco, Cal., Oct. 1, 1900.....	73.94
Russell, Julian M., Mrs., 136 Madison Av., New York, June 3, 1908....	90.63
Sawyer, Alice G., Extrx. and Trustee, Garden City, L. I., Jan. 17, 1903..	200.07
Schwartz, Edwin M., Est., Apr. 1, 1901.....	181.60
Shaw, Florence M., Mrs., Sea Cliff, L. I., Oct. 12, 1900.....	52.60
Schiffer, J. Fred'k., 61 Pearl St....	156.09
Speck, Mrs. H., 34 So. 54th St., West Philadelphia, Pa., Dec. 19, 1902.....	220.54
Shields, Thos. E., Assig., 111 Broadway, New York, May 2, 1906.....	58.63
Smith, Mary Ann, Admx. Est. of James Mills Smith, 659 Washington St., N. Y., Feb. 26, 1909.....	63.64
Stiebel, Samuel, 37 Exchange Place, N. Y., July 5, 1904.....	185.52
Stock, William, 2131 Fifth Ave., N. Y., Oct. 13, 1900.....	127.44
Strong, Henry C., 298 Broadway, N. Y., Dec. 23, 1899.....	182.34
Schumacher, Est. of, C. S., 16 E. Texarkana, Shreveport & Natchez R. R. Co.....	26,866.72
Thomas, Percy V., or Owen Gwenn, 238 W. 11th St., New York, Mar. 28, 1904.....	126.04
Thomson Mining Co., 100 Broadway, N. Y., Oct. 9, 1906.....	90.47
Tuttle, Est. Jno. B., 49 Wall St., New York.....	813.32
Underhill, Kate J., 1,042 Lex. Av., New York.....	68.38
Underhill, J., Trustee, 46 Broadway, New York, Feb. 6, 1901.....	162.82
United Gold & Platinum Mines Co., 42 Broadway, New York.....	51.02
Van Rits, C. G.....	121.08
Wagner, David J., Assig., 3 Broad St., New York, May 19, 1904.....	69.14
Warren Feed Co.....	168.02
Washburn Crank S., July 1, 1899....	68.12
Webb, Thomas, Est., 235th St. & Webster Ave., Woodlawn, N. Y., April 14, 1899.....	105.07
Wilde, ...	100.00
Wilson, John H., Est., Welder St. & B'way, Tarrytown, N. Y., Nov. 22, 1899.....	215.34
Wing, Frank L.....	74.08
Zimmerman, Eugene, Cincinnati, Ohio, c. o. C. H. & D. R. R. Co., July 6, 1904.....	250.55
Max Altemeyer, Receiver in suit of Roman Catholic Asylum vs. Sage & others, 290 Broadway, New York, July 1, 1905.....	708.12
Arms, Marshall, Assignee, 12 Broadway, New York, Nov. 9, 1907.....	1,372.70
Est. Albert Blum, 38 Thomas St., New York, March 21, 1902.....	471.49
The Chauncey Realty Co., 126 Liberty St., New York, July 6, 1898.....	312.28
Est. John Cotter, 111 Broadway, New York, April 11, 1905.....	120.91
Cronin, Mary A., Committee of Catharine Minley, c. o. American Bonding Co., 84 William St., New York, Feb. 14, 1899.....	67.95
Cummings, G. K., 1 Madison Ave., New York, March 9, 1899.....	263.84
Est. Julia Dillon, 149 Maine St., Marcaneck, N. Y., Feb. 9, 1905.....	189.98
Ecuador Development Co., 30 Wall St., New York, June 14, 1899.....	222.75
Flobel, Eugene, World Bldg., New York, Sept. 1, 1904.....	73.87
Geldstein, Max, 220 Broadway, New York, Aug. 3, 1901.....	609.07
Hall, Thomas W., or Geo. A. Hill, 32 Cliff St., New York, April 5, 1899.....	102.10
Homans Light, Heat & Power Company, 111 Fifth Ave., New York, July 3, 1905.....	94.86
Kantor, Frederick R., attorney in fact for Arthur G. F. Moses & Edith M. Ellis, 27 William St., New York, April 14, 1906.....	626.27
Kelly Well Tester Co., 25 Broadway, New York, May 22, 1906.....	50.10
Killen, Warner & Stewart, 253 Broadway, New York, Feb. 18, 1902.....	290.14
Charles O. Maas, Receiver for American Wheelman Cycle Trade Publishing Company, 57 Nassau St., New York, Sept. 19, 1898.....	161.22
W. C. Matlock, 170 Times Bldg., New York, Oct. 19, 1897.....	109.00
Est. Cornelia B. Maynard, Seaford, L. I., N. Y., July 12, 1899.....	180.00
Allene New Michael, 97 East 84th St., New York, March 5, 1908.....	240.61
Post Road Coal & Lumber Co., 180 Broadway, New York, Oct. 8, 1895..	116.80
The Remington Society of America, 253 Broadway, New York, Oct. 15, 1904.	72.94
C. J. Ryan & Son, 140 West 42d St., New York, June 15, 1898.....	66.09
Est. Thomas Shortell, 211 East 109th St., New York, Aug. 12, 1904.....	68.42
W. H. Spooner Co., 309 Broadway, New York, Feb. 26, 1901.....	873.86
W. J. Taylor, 110 East 59th St., New York, June 6, 1899.....	132.17
Marks Wolff, 63 Park Row, New York, July 26, 1906.....	169.13

UNCLAIMED BANK DEPOSITS.

Est. Archibald W. Zinck, 156 Broadway, New York, Jan. 21, 1905....	94.89
American Druggists Syndicate, 1,020 Third Ave., New York, Nov. 21, 1908.....	59.07
Q. C. Bedford.....	54.60
James Fetterecht Sons Co.....	66.33
E. E. Hume, 41 East 60th St., New York, June 8, 1908.....	96.00
I. Kosminsky, ...107 Third Ave., New York, Aug. 29, 1906.....	60.03
E. A. Smith, 226 West 139th St., New York, Oct. 24, 1904.....	83.33

State of New York, County of New York, ss.:

FREDERICK W. FULLE, Vice President, and H. M. WALKER, Treasurer, of The Equitable Trust Co. of New York, a corporation, located and doing business in the City of New York, in said county, being duly sworn, each for himself, says that the foregoing report is a full, true, and correct statement of the unclaimed deposits, dividends, and interest not previously reported by The Equitable Trust Co. of New York, made in accordance with the provisions of the Banking Law, as shown by the books of said corporation, on the first day of August, 1914.

FREDERICK W. FULLE, Vice President.

H. M. WALKER, Treasurer.

Severally subscribed and sworn to by both deponents the 19th day of September, 1914, before me.

L. de ROSSETT, Notary Public, Kings County.

Certificate filed in New York County.

[Seal of Notary.]

REPORTS OF TRUST COMPANIES.

REPORT OF THE CONDITION OF THE

BROADWAY TRUST COMPANY

at the close of business on the 12th day of September, 1914:

RESOURCES.

Stock and bond investments, viz.: Public securities, (book value, $1,857,439.54;) market value,		$1,857,439.54
Private securities, (book value, $1,169,379.11;) market value..		1,169,379.11
Real estate owned.....		148,477.88
Mortgages owned.....		822,500.00
Loans and discounts secured by bond and mortgage, deed, or other real estate collateral..		173,875.00
Loans and discounts secured by other collateral.....		8,287,621.20
Loans, discounts, and bills purchased not secured by collateral		7,689,553.16
Overdrafts		1,573.71
Due from approved reserve depositaries, less amount of offsets.....	$1,358,527.62	
Due from trust companies, banks, and bankers, not included in preceding item	831,050.81	
Specie	1,467,436.38	
United States legal-tender notes and checks for next day's clearings..	56,431.60	4,554,134.53
Customers' liability on acceptances, (see liabilities, per contra)		160,126.90
Other assets, viz.: Vault	$10,000.00	
Accrued interest entered on books at close of business on above date	54,113.65	
Accrued interest not entered on books at close of business on above date	10,560.93	74,674.58
Total		$19,405,843.66

LIABILITIES.

Capital stock		$1,500,000.00
Surplus on market values: Surplus fund.....	$750,000.00	
Undivided profits..	114,947.97	864,947.97
Deposits: Preferred, as follows: Due New York State savings banks	$852,408.92	
Due New York State savings and loan associations and credit unions..	5,465.65	
Other deposits due as executor, administrator, guardian, receiver, trustee, committee, or depositary	41,994.88	
Deposits by the Superintendent of Banks of State of New York	80,000.00	
Other deposits secured by a pledge of assets	188,626.83	
Not preferred, as follows: Deposits subject to check	14,348,443.16	
Time certificates, and other deposits, the payment of which cannot legally be required within thirty days....	49,877.00	
Demand certificates of deposit	288,581.85	
Other certificates of deposit	30,874.27	
Deposits with withdrawable only on presentation of passbooks..	41,289.54	
Cashiers' checks outstanding, including similar checks of other officers.....	25,220.42	
Certified checks..	86,277.97	
Unpaid dividends	216.50	
Due trust companies, banks, and bankers..	452,118.66	16,419,101.51
Clearing House account, net balance		400,000.00
Acceptances of drafts payable at a future date or authorised by commercial letters of credit...		160,126.90
Other liabilities, viz.: Reserves for taxes, &c	$6,907.54	
Accrued interest entered on books at close of business on above date	26,560.72	
Accrued interest not entered on books at close of business on above date	8,189.02	
Estimated unearned discounts	20,000.00	61,656.28
Total		$19,405,843.66

DIVIDENDS.

CHELSEA EXCHANGE BANK.

New York, Sept. 17, 1914.

Resolved, That the Board of Directors have this day declared a dividend of 7 per cent. on the Capital Stock of the Bank, to all stockholders of record at the close of business Sept. 20 1914, payable October 1. Transfer books will close on Sept. 20, and reopen October 1, 1914.

WM. A. LOBB, Cashier.

UNITED TRACTION AND ELECTRIC COMPANY.

Jersey City, N. J., September 8, 1914.

A Dividend of ONE AND ONE-QUARTER PER CENT. on the Capital Stock of this Company will be paid October 1, 1914, to the registered holders of September 8, 1914. Transfer books will be closed on the 8th inst., and will be reopened September 14, 1914.

C. S. SWEETLAND, Treasurer.

NIPISSING MINES COMPANY.

165 Broadway, New York Sept. 14, 1914.

The Board of Directors has today declared a regular quarterly dividend of FIVE PER CENT., payable October 20, 1914, to shareholders of record as of September 30, 1914. The transfer books will close September 30, 1914, and reopen October 21, 1914.

THOMAS F. D. C. PFEIFFER, Treasurer.

MEETINGS AND ELECTIONS.

THE DENVER AND RIO GRANDE RAILROAD COMPANY.

New York, September 10, 1914.

The annual meeting of the Stockholders of the Denver and Rio Grande Railroad Company will be held at the principal office of the Company in Denver, Colorado, at 12 o'clock noon on Tuesday, October 20th, 1914. The meeting will be held for the election of Directors and for the transaction of any other business pertaining to the Company that may be properly brought before it.

The books for the transfer of the stock of Company, both Common and Preferred, will be closed for the purposes of the meeting at three o'clock P. M. on Monday, September 21st, 1914, and will be reopened at 10 o'clock A. M. on the day following the annual meeting or the final adjournment thereof.

STEPHEN LITTLE, Secretary.

PUBLIC NOTICE.

THE MANUFACTURERS NATIONAL Bank of Brooklyn, located at 54 Broadway, in the Borough of Brooklyn, City and State of New York, is closing its affairs. All note holders and creditors of the Association are therefore hereby notified to present the notes and other claims for payment.

JAMES C. NIGHTINGALE, Cashier.

Dated August 12, 1914.

THE FOURTH NATIONAL BANK OF THE City of New York, located at 20 Nassau Street, in the City and State of New York, is closing its affairs. All note holders and other creditors of the association are therefore hereby notified to present the notes and other claims for payment.

Dated June 19, 1914.

DANIEL S. ROGERS, Cashier.

REPORTS OF STATE BANKS.

REPORT OF THE CONDITION OF THE

NEW YORK PRODUCE EXCHANGE BANK,

at the close of business on the 12th day of September, 1914:

RESOURCES.

Stock and bond investments, viz.: Public securities, (book value, $739,995,) market value.....		$740,795.00
Private securities, (book value, $1,441,404,) market value..		1,377,718.05
Real estate owned, banking house and lot.....		670,000.00
Loans and discounts secured by bond and mortgage, deed, or other real estate collateral....		88,000.00
Loans and discounts secured by other collateral		5,530,609.20
Loans, discounts, and bills purchased not secured by collateral		2,627,976.68
Overdrafts		1,519.40
Due from trust companies, banks, and bankers not included in preceding item.....		432,136.24
Specie		2,186,476.97
United States legal-tender notes and notes of national banks....		1,715,063.00
Cash items, viz.: Exchanges and checks for next day's clearings....$491,215.87 Other cash items.... 154,420.06		625,644.93
Clearing House net balance.....		100,000.00
Other assets, viz.: Furniture and fixtures, safe deposit vaults, H. O. and branches	$135,000.00	
Accrued interest not entered on books at close of business on above date 34,725.00		159,725.00
Total		$14,555,896.12

LIABILITIES.

Capital stock		$1,000,000.00
Surplus on market values: Surplus fund.....	$500,000.00	
Undivided profits.	436,169.96	936,169.96
Surplus on book values, $1,000,165.93. Deposits: Preferred, as follows: Due New York State Savings banks	$852,538.00	
Due New York State Savings and Loan Associations and Credit Unions..	21,818.78	
Deposits by the State of New York	125,000.00	
Not preferred, as follows: Deposits subject to check	10,938,624.04	
Demand certificates of deposit	221,634.76	
Cashiers' checks outstanding, including similar checks of other officers	60,502.98	
Certified checks..	1,434.10	
Unpaid dividends.		
Due trust companies, banks, and bankers..	876,271.49	12,241,168.95
Other liabilities, viz.: Foreign exchange.	$337,866.24	
Reserves for taxes	5,000.00	
Accrued interest not entered on books at close of business on above date	20,309.02	
Estimated unearned discounts	15,385.95	378,561.21
Total		$14,555,896.12

REPORT OF THE CONDITION OF THE

GERMAN-AMERICAN BANK

at the close of business on the 12th day of September, 1914:

RESOURCES.

Stock and bond investments, viz.: Public securities, (book value, $261,851.67;) market value....		$261,856.67
Private securities, (book value, $295,296.01;) market value..		294,500.00
Real estate owned.....		5,300.00
Loans and discounts secured by bond and mortgage, deed, or other real estate collateral....		11,500.00
Loans and discounts secured by other collateral.....		2,269,637.40
Loans, discounts, and bills purchased not secured by collateral		1,661,220.81
Due from trust companies, banks, and bankers.....		218,726.23
Specie		914,643.20
United States legal-tender notes and notes of national banks....		220,719.00
Cash items, viz.: Exchanges and checks for next day's clearings..	$105,778.86	
Other cash items.	10,908.82	116,787.68
Other assets, viz.: Accrued interest not entered on books at close of business on above date.....		18,000.00
Clearing House account, net balance		140,000.00
Total		$6,834,560.12

LIABILITIES.

Capital stock		$750,000.00
Surplus on market values: Surplus fund	$250,000.00	
Undivided profits..	454,000.53	704,000.53
Surplus on book values, $706,521.54. Deposits: Preferred, as follows: Due New York State savings banks	$248,012.55	
Not pre

THE MERCHANT'S POINT OF VIEW

Matters and Conditions Which Influence Activity in Business Channels.

Stray wafts of northerly winds which gave a touch of Autumn coolness to the air in the early days of last week were a wonderful stimulus to business in many lines. They served as a reminder that the Summer had come to an end and that the time had come to stock up against another season. While the immediate effects were noticed in the retail shops, a very decided reflex was apparent among the wholesalers and jobbers. The selling by retailers, moreover, stimulates them to buy, even though their shelves are not depleted and so good trade at the beginning of the season augurs well.

In Woolens and Silks.

In the primary markets of the textiles conditions are in the main good. The woolen goods mills are pretty well occupied in turning out not only their usual quota but, in addition, a fairly large quantity to take the place of the fabrics that have in normal times been obtained from abroad. The prices have been raised on many numbers of cloths several times since the openings without restricting the amount of the orders. In dress goods for women's wear there has been an especially large demand. Between now and next Summer there will be a greater proportion of clothes worn that are made of American weaves than ever before and they are likely to prove so satisfactory that it may not be necessary in the future to have them labeled as imported in order to obtain recognition for them in stylish shops.

The silk mills continue to do a fair business, although the war has produced some temporary uneasiness. Their product is also largely free from foreign competition for the moment. It is seen, however, from the increasing importations that there will be a fair supply of French silks which will continue unless the zone of operations of the hostile armies is changed from what seems now probable.

Cotton Goods Situation.

There is more uncertainty with reference to cotton goods. This is due primarily to the position of the raw material, which has shown no change since it became apparent that the crop was to be 15,000,000 or more bales and that the demand from abroad was to be much curtailed. At first these circumstances were used with effect to cut down the prices of gray goods and other cotton fabrics. This stimulated buying by converters and printers and this in turn caused a stiffening of the mill men's prices. For a while there was altogether too much of a disparity between the figures of the goods in the gray and the same goods after they had passed through the hands of the finishers. This has been done away with to some extent and the outlook is better from the standpoint of the manufacturer. In the fine and fancy weaves the conditions have been and are, very satisfactory. Goods of this kind have been substituted for those which have usually been imported.

The hope is that there may be an enlarged trade with foreign countries for the products of the cotton mills. Already there has been some inquiry by persons who are presumed to represent some of the countries at war for duck, and this may develop later into real business. It is also possible that domestic mills may get a larger share of the exports to China and the Red Sea ports, where they have been accustomed to send their goods. It is reasonably certain from the sales now being made that the exports to Canada, Mexico, Cuba, and other nearby places will be increased. What more can be accomplished in South America in this respect is as yet problematical. All the indications point, however, to a larger output of American cotton mills than heretofore.

British Trade Figures.

Those who are fond of figures may draw inferences from the ones given out by the British Board of Trade for the month of August. These show, among other things, a drop in cotton goods exports from 579,547,000 yards, in the corresponding month the year before, to 313,074,000 last month. The exports to Central and South America dropped from 43,525,000 yards to 11,920,000. The only increase in such exports from Great Britain was to this country, there being this year 3,356,000 yards in August as against 2,980,000 in the same month of 1913.

If any such ratio of decrease were to continue it would not be very encouraging to the growers of cotton, but it should be remembered that the figures given represent the lowest point likely to be reached. Each succeeding month should show gains in exports, as well as in manufactures, not only in Great Britain, but also in France.

Dyestuffs and the Like.

A calmer survey of the conditions resulting from the war has removed some of the earlier apprehensions. The scare on the subject of dyestuffs, for instance, has spent its force now that supplies from abroad are coming in with some regularity, and it has been shown that there was no such scarcity of the materials in this country as not a few were led to believe. Another and rather illuminating circumstance in the matter was revealed in the figures issued by the Government during the past week. It appears from these that in the past decade the importations of dyestuffs showed no increase and that there was, in fact, a decrease of half a million dollars worth during the last year. Of greater significance, however, was the fact disclosed that there has been an extraordinary increase in the production of domestic dyes similar to those imported. This increase last year represented a value of nearly six million dollars, or about 60 per cent. above that of the previous year. It begins to look as though the country was not so altogether helpless in this regard as it might be.

Potash, likewise, will probably come in sufficient quantities. Burlap, too, seems to be on the move and, despite the sinking of some vessels in the Indian Ocean with some of the stuff aboard, will continue to be brought in.

Credit as a Factor.

In pretty nearly every line of business the most disturbing factor at the present is that of credit. It is not so much, perhaps, as to what is happening now as it is concerning what may happen in the future when outstanding paper and credits mature. Under ordinary circumstances, commercial paper is paid at the end of four or six months as the case may call for, and the transaction is closed. Meanwhile, the merchant has received payment for the goods he has sold, and the cash so obtained goes toward the payment of the paper he issued when he made his purchases, or of the loan he obtained from his bank. This presupposes that the persons to whom he has sold have themselves resold the goods or have borrowed sufficient money to make good their debt.

Until very recently, it was quite easy to obtain money for commercial transactions of the kind in the cases of firms, corporations, or persons who had a good credit rating with the mercantile agencies. Concerns long established and accustomed to borrow, did not even go to the trouble of showing a statement of assets and liabilities. Some even went so far as to resent an inquiry into these matters, and there were enough banks sufficiently eager to get this kind of supposed first-class paper to make its flotation a simple matter. But the Claflin failure put an effectual stop to this kind of financing. The war, with its added disturbing influences, has emphasized the caution which followed in the wake of the greatest commercial failure in years. No longer would the banks loan vast sums merely on the reputation of a name or go out and urge people to become borrowers up to or beyond their means.

Exact and very detailed statements, verified by accountants, showing precisely the financial condition of the would-be borrower, are now generally required, and these must be down to date. The purpose of the loan also must be stated and such other information furnished as will serve to enable the lender to decide whether there is a reasonable assurance of repayment.

Money for Legitimate Needs.

But the general contraction of credits which has been recently forced by the disturbed financial conditions has introduced a new element. There has been a persistent and continued demand for money which the banks have had to meet. This has come from depositors no less than from borrowing customers. At the same time, the usual money on call has not, because of the closing of the Stock Exchange, been available. Securities cannot be sold and cash obtained from this source. What money is on hand must be first at the disposal of the depositors because it belongs to them. As commercial paper matures, the banks are calling for its payment so that the funds may be available to meet the calls of depositors. There is money enough to satisfy every legitimate purpose, but not for speculative business ventures. It is felt that the time has come to stop the practice of making it too easy to borrow or of offering inducements to men to keep on extending their respective businesses on borrowed capital. So the banks are calling a halt in order to compel traders to get nearer a cash basis in their dealings. This has come as a shock to some who had come to regard their bank borrowings as an asset rather than a liability.

Merchants to be Bankers.

But, coincident with this, has come the feeling that hardship may come to many who are financially sound, but are not able for the time being to meet their maturing obligations in cash because their collections are rather slow. People have lately shown a disposition to be rather chary of paying out money unless it is absolutely necessary. Quite a number, for instance, who have been in the habit of discounting their bills have ceased the practice, thinking the possession of the cash worth more to them than the amount of the discount. In these circumstances the general notion is that it is the part of wisdom for merchants not to be too insistent on payments from good customers, but to act somewhat as bankers for them and carry them along. This is being done in a number of instances and promises to become more general in certain lines. It will not only relieve the pressure on the banks, but it will also enable many to continue to do business who might otherwise be forced out.

Too Many Japanese Toothbrushes.

Japanese toothbrush manufacturers are the latest to join in the chorus of complaint of overproduction, according to The Kobe Chronicle. Labor-saving devices in toothbrush manufacture have made it easy to start this work on a small scale, and the manufacturers have greatly increased in numbers. The demand, however, has not kept up with the increase in supply, and as a result the sacrifice of stocks by the smaller producers has caused the market to collapse. The finished goods are being sold at a price less than production cost, while the raw materials are advancing in price. American boar bones are about 20 per cent. higher than they were two years ago, and Chinese pig bristles are about 10 per cent. higher. The advances have caused quite a few of the smaller manufacturers to close their establishments.

South African Trade Conditions.

Business conditions have not improved of late in South Africa, according to Consul E. A. Wakefield, who is located at Port Elizabeth, but have grown gradually less favorable. The large importers are curtailing orders and apparently see no sign of improvement in the near future. American exporters should scrutinise closely orders not backed by reliable, well-rated commercial houses. All the larger well-known houses are supposedly perfectly reliable, but they are buying conservatively. Comparatively large orders from other sources should be carefully considered if credit is to be given. At the same time, great care should be exercised that legitimate trade should not be jeopardised. For the next few months this trade will require consideration and careful handling.

EFFECT OF WAR ON HARDWARE

Some of the Peculiar Ramifications of the Business, as Shown by A. W. Douglas.

The hardware business is one of infinite detail, so much so, that the stock of the average dealer contains many thousand articles. Its ramifications therefore naturally extend over all the world, and it is consequently much affected by the conflict in Europe. Commencing with the matter of the greatest pith and moment, the coming scarcity of ferro manganese, should the war continue for many months, will affect both the supply and price of all forms of open hearth and Bessemer steel. It mostly comes from Europe, though there are nebulous rumors of the existence of large deposits of the ore in China, and actual discoveries of more or less pocket mines in this country. The probable result will be the use of some substitute, probably some form of spiegeleisen, and that means added cost.

Already all wire and sheet steel products have advanced, and these furnish the derivatives for most of the items in the hardware line. Wire products, for example, extend through the line of bolts to nails and barbed wire, down to the countless family of screws and tacks. Scarcely more than a generation ago cutlery in all its phases was an important item of import, and though today it comes from abroad in lessened volume, it still furnishes the major part of our old style razors, and the innumerable varieties of scissors. These mostly come from Germany, largely because of special skill in workmanship. Now we shall have to depend for the time being upon such stocks as we have and our own much inadequate home capacity which already seems destined to great expansion in the future.

In fishing tackle we are largely dependent upon the foreigner, usually England, for our wants, particularly as to fishhooks, for these latter depend for their merit mostly upon the excellence of their temper, and generations of English workmen have that art to perfection. England promises a shipment, but it may be that England proposes, and untoward events may dispose.

Steel traps are the necessary accompaniments of the large and far-reaching fur business, and the manufacture and sale of these traps is a great American industry. It grows in volume and importance each year, for, paradoxically enough, it depends not so much upon the more valuable sable, ermine, and silver fox of the Frozen North as upon the commonplace muskrat and mephitis (the euphemism for skunk) of the settled States of the Middle West. But Europe takes largely of our furs, considerably more than half of our output, and more than we in turn take from her. So our best market is gone, and furs will be uncommonly cheap this season, and the hardware dealer is still wondering as to whether there will be any inducement to trap and what the demand for traps will be.

Europe likewise takes about half of the copper that we mine, and consequently all the vast array of useful and ornamental things of copper and brass should likewise be cheaper. And the problem is, will they consequently grow in favor and use at the expense of all those other household articles of aluminum, tin, and enameled ware? Contrariwise, the smelters in Europe are out of the running for the time being, and zinc or spelter promises to be much higher. Will this affect the sale of all galvanized ware, and will tinware be used in place? Every one of these is the commonplaces of business than the consumer, especially the housewife, has a limit that is easily reached as to the price she can be made to pay for such articles of every-day use as galvanized washtubs, pails, and the like.

Every edge tool maker of prominence and every large manufacturer of builders' hardware has more or less trade in Europe, and is now up against the problem of where to supply this deficit in his output. South America, Africa, and the South Sea Islands loom largely, in newspaper reports, as compensating possibilities. But the building up of an export trade is a long and painful story. The ideas and whims of the various countries must be understood and met. South American hardwood needs tools of a different temper from those we are accustomed to make, and their architecture demands a different style of locks and trim from those of this country.

The manufacture of sheep shears makes comparatively slow progress in this country, and the English shear is still the favorite among the Mexicans of the arid Southwest and the miners of the Far Northwest. These men will have only that to which they have been accustomed. If England fails us in shipments next Spring we shall be in a quandary.

There are still many bird cages sold, even though most States forbid the caging of our native birds, for Germany furnishes innumerable canaries from this peculiar industry in the Harts Mountains. We shall not get them for a long time, and the hardware men will sell but few cages.

These are only a few of many direct instances of the effect of the war upon the hardware business, and the indirect effect is far greater in the far-flung uncertainty and halting in all commercial life, especially in the cotton States. Alas, the hardware man is guessing as to what the Southern planter will plant next spring. Will it be cotton, with all the innumerable agricultural implements that go with the cultivation of cotton, or instead other products that largely demand implements of a different nature? So far there is no answer vouchsafed. Amid all these uncertainties and complexities of the situation one thing seems clear enough—that the war will only accentuate that steady progress in all hardware lines which for years has been growing away from the use of the foreign product and leaning more and more upon the native article.

A. W. DOUGLAS.

HOW SOME BOYS' SPRING SUITS WILL LOOK

MAKERS of boys' wash suits, having prepared their lines for next Spring, are now showing them on the road. A number of variations of the old-fashioned English schoolboy styles that were successful last season appear among the new offerings. The sailor suit idea has been carried out in others, and, from the representation given to it, the middy blouse effect should prove popular. The tie-up of imports has in many cases restricted manufacturers to the use of domestic fabrics, but enough of these is to be had to suit the purposes of the trade.

In the above illustrations, the cut on the left shows a slipover effect with knee trousers. The body and trousers are of white galatea, and the trimmings are of navy blue. The collar, patch pocket, and bottom are trimmed with white braid. Blue lacing draws the middy collar together. In the middle cut a little Dutch suit, with short sleeves and double-breasted front, is shown. The collar is low cut, the blouse being made of white linen. The trousers, which come below the knee, the collar, and the cuffs on the sleeves and on the trousers are carried out in blue. Pearl buttons and a tassel tie complete this outfit.

The illustration at the right is a long jacketar suit made of fine imported drill, with navy blue galatea collar, cuffs, and patch pockets. The trimmings are piped with white cord. The shield is cut low, and a black silk sailor knot tie is provided. The styles described above were designed by Klinger & Bach, 737 Broadway.

BUSINESS WITH LATIN AMERICA

What Chances There Are and Why They Have Not Been Taken Advantage Of.

While financial and industrial conditions in the Latin-American countries are passing through a period of severe depression, and in consequence of this the time may not be thought opportune for manufacturers here to attempt the capture of their trade, it is the opinion of Robert Lee Dunn, Managing Director of the Pan-American States Association, that a start must be made now if domestic producers are to be successful in exploiting the coveted territory in the future. The association with which Mr. Dunn is connected is in constant touch with its agents throughout South America, and the rooms of the organization, in the Hotel McAlpin, are made the stopping place of many of the buyers from that country on their visits to this market.

Before the domestic manufacturers can expect to obtain a substantial business in Latin America, says Mr. Dunn, they must spend both time and money in familiarising the South American people with their merchandise and trademarks. Although business conditions on that continent may not be the best, he continued, no obstacle stands in the way of starting right in on the preliminary steps in the way of exploitation.

"There have been many warnings sounded," Mr. Dunn said, "regarding the care our manufacturers should exercise in venturing into trade with South America. I'm afraid the manufacturers have been told of interests whose motives might be questioned. It is certain that several large export houses have something to gain by fostering the impression that the efforts of the individual manufacturer in seeking South American business are likely to prove fruitless. In urging the necessity for caution, one of the main undesirable features encountered in this trade that is mentioned is that of long credits. After the manufacturer has been convinced that he is able to sell his goods in South America through the many inquiries that are made concerning them after his propaganda has been started, the most natural question for him to ask is 'How will I get my money?'

"To correct a false impression that has long prevailed in regard to the long credits asked by the South American merchants, I would like to say that they were freely bestowed by the German and English export houses as part of their exploitation campaign. The merchants down there took a long time to make payments for the simple reason that they were given a long time, not because they were compelled to seek leniency. A German manufacturer, for instance, securing an order for 1,000 dozen pairs of gloves, would make up 5,000 dozen and dispose of the surplus in other export markets, while he would keep his factory busy when otherwise it would be idle, and the saving in operating costs would enable him to extend long credits. He merely offered easier terms as an inducement for continued business.

"The close of this war will see both the German and English manufacturers in a position where they will be no longer able to give long credits. They will need their money just as quickly as it can possibly be obtained. The American producers, therefore, will no longer have the bugaboo of long credits to keep them from broadening out their export business. On the other hand, having no real necessity for extended payments as have been granted them in the past, the South American merchants should not enter any serious objection to a change.

"One thing the domestic manufacturer will have to keep in mind if he is to do business in South America, is that he must not be afraid to spend some money in getting it. And money isn't everything. He must also give that business his personal supervision. It must not be made a surplus market. I have in mind a case where an American merchant entered the export field during what was an exceptionally dull season here. He obtained some good orders, and the merchandise delivered was satisfactory to the buyers in every respect. The next season saw a boom in this man's domestic business and, when he was called upon to supply his South American customers, he disregarded them entirely.

"If there has been prejudice built up in the minds of the merchants of Latin America against dealing with our manufacturers it has been because of such practices as that. As much care should be exercised in dealing with the export as with the domestic end of a business. I could point you out a dozen instances here where certain concerns have been imbued in this part with the South American idea. But what have they done? A young clerk, who has picked up Spanish, has been engaged and placed in charge of that particular firm's South American business. Even if he possesses some slight knowledge of the requirements of that country and conditions there he is as a thing apart compared to the other department managers. He doesn't dare, as any other department manager would, to ask for an advertising appropriation or money for any other contingence that may come up in his branch. He is put up his own hook. It is enough that the concern has a South American department.

"The agents of our association in South America agree that two-thirds of the efforts made to obtain a share of business in that country through visits to the various republics are wasted for this reason. Of every three travelers, one is sure to be a wealthy manufacturer who spends most of his time in social activities; another, related to a manufacturer at home, is out for a pleasure jaunt, and a third is a hard-working salesman who is under heavy expense but manages to make some headway. While the commercial man visiting South America must be able to return, in some measure, the entertainment that is provided for him, he must at the same time give some of his time and effort toward accomplishing the purpose of his trip."

In conclusion, Mr. Dunn said that the need in South America for merchandise of all descriptions is at the present time a very pressing one. Supplies have now been drawn upon for a considerable period without being replenished, and stocks of all sorts are very low. There comes a time, he remarked, when the old mill or dock that has been pressed into service must be thrown away, and that time is fast approaching in Latin America. When the demand sets in, orders will not be for filling-in purposes, he said, but for complete new stocks, and domestic manufacturers should realize this and make the necessary preparations for doing a large business.

HINDRANCES TO TRADE.

Official Reports from Venezuela on the Credit Situation.

Some interesting comment on credit curtailment in Venezuela is made by American Minister Preston McGoodwin, who is at Caracas, in yesterday's issue of the Daily Consular and Trade Report.

"Practically all, if not all, export commission houses in New York have refused to extend further immediate credit to their customers in Caracas," he says. "For example, an American who has been engaged in the sale of standard American manufactured articles on a wholesale scale in Venezuela for nearly twenty years, and who, during that period, has dealt exclusively with one of the largest commission houses in New York, remitted a considerable sum early in August, six weeks before payment was due, according to the terms he had been granted. At the same time he filed a new order amounting to only one-fifth of the remittance made, expecting the usual terms of credit on this order. By return mail he was advised that further shipments could not be made, owing to existing financial conditions, and similar notices by mail, confirming earlier notices by cable, have been received by all dealers in this city.

"Trade expansion cannot be hoped for under such conditions, and I would respectfully suggest that it is imperative for the manufacturers and jobbers to grant credit to commission houses in order that the latter may in turn continue to extend credit of three months to the foreign trade."

Along the same line Vice Consul C. P. Suptherland writes from Maracaibo: "The principal obstacles which the merchants of this district at present seem to encounter are the difficulty of obtaining merchandise and the lack of recognition of their being worthy of American credit. The commercial

Wholesale Prices Decline.

The following list gives the minimum wholesale prices quoted on forty-one standard commodities in this city last week, unless otherwise specified. Comparative prices for the previous week and the corresponding week last year are given also:

	Last week.	Prev. week.	Last year.
Beans, mar., choice 100 pounds	$7.00	$7.10	$6.30
Coffee, No. 7 Rio, pound	.06¾	.07⅛	0.9⅝
Standard brown sheetings, yard	.07½	.07½	.08
Print cloths, yard	.03½	.03⅝	.03⅝
Butter, creamery, extra, pound	.32	.32	.32½
Cheese, f. c., fresh, special, pound	.15½	.15⅝	.16
Eggs, Western firsts, dozen	.25	.26	.28
Apples, evaporated, choice, pound	.10	.10	.07½
Prunes, 30-40, Cal., pound	.11	.11	.11⅝
Peaches, Cal., dried, pound	.06	.06	.06
Raisins, pound	.07⅝	.07⅝	.06½
Flour, Spring, patent, barrel	5.30	5.50	4.65
Flour, Spring, clear, barrel	5.35	5.60	4.10
Wheat, No. 2 red, bushel	1.13½	1.25	.98
Corn, No. 2 mixed, bushel	.85½	.85⅝	.82½
Oats, No. 2 white, bushel	.53½	.54½	.49¼
Cotton, middling uplands, pound			.13.4
Hay, prime timothy, 100 pounds	1.10	1.10	1.05
Hides, Chicago packers, No. 1, pound	.21½	.21	.19½
Hides, Chicago cows, native, pound	.19½	.19½	.18½
Leather, hemlock sole, pound	.32	.31	.20
Leather, union backs, pound	.44	.44	.40
Iron, pig, foundry, No. 2 Phila., ton	14.75	14.75	15.85
Steel billets, Pittsburgh, ton	21.00	21.00	25.00
Copper, Lake, New York, pound	.12⅞	.13	.13⅞
Lead, New York, pound	.03⅞	.03⅞	.04⅜
Tin, New York, pound	.31⅞	.32½	.42
Petroleum, refined, gallon, in barrels	.12	.12	.15
Beef, live, Chicago, 100 pounds	7.00	6.90	6.80
Hogs, live, Chicago, 100 pounds	8.50	8.70	8.15
Sheep, live, Chicago, 100 pounds	5.40	5.10	8.50
Lard, prime st., Chicago, 100 pounds	9.42½	9.22½	11.12½
Short ribs, loose, Chicago, 100 pounds	11.87½	12.05	10.95
Mess pork, Chicago, barrel	17.90	20.22½	21.10
Rice, domestic prime, pound	.06⅝	.06⅝	.06⅝
Rubber, Up-River Para, pound	.66	.73	.88
Sugar, standard granulated, 100 pounds	7.25	7.25	4.85
Tea, Formosa, fair, pound	.18	.18	.13½
Tea, Japan, low, pound	.18	.18	.13½
Potatoes, State, barrel	2.00	1.75	2.25
Wool, average, 100 gr., Phila., pound	.274	.274	.225

While there was weakness in wholesale commodities pdices last week, as shown by Dun's list, they were unusually steady in that they showed the same total number of changes, seventy-eight, that they did in the week ended Sept. 12. Of the seventy-eight changes shown last week, fifty-seven were declines, or a total of seven less advances and seven more declines than in the previous week. Fifty-one of the seventy-eight changes were confined to foodstuffs and to drugs, chemicals, and oils, but thhe other changes were spread over a greater number of markets than has been the case for several weeks.

In sympathy with the trend of the general list the tone of the foodstuffs list was distinctly weaker. In fact, then declines in this field outnumbered the advances by two to one. Increased receipts of dairy products caused some weakness in them, and there was some reduction in cheese prices. There was a fair demand for butter and eggs, however, and prices on the principal graded were steady. There was a notable downward movement in all sorts of grain, due to the drop in the foreign demand and very heavy receipts. Flour was decidedly easier as well. In live meats at Chicago beef and sheep were somewhat stronger, but hogs fell off slightly. Prime lard was firm, but other pork products declined.

Coffee again declined, this time to 6¾ cents for No. 7 Rio, but there was no further weakness in tea. Some of the spices were off again, and the principal grades of raw sugar also showed weakness. Standard granulated sugar, however, continued firm at $7.25 per hundred pounds. Fruits were steady, but vegetables were unsettled and slightly weaker on the whole.

Little or no change was seen in iron and steel, and though inquiries are said to be encouraging, the volume of business placed does not show any great expansion. All of the minor metals were weaker, reductions being made in tin, copper, spelter, and antimony. In drugs, chemicals, and oils there were together twenty-four changes, of which eighteen were downward. The marks generally was featureless.

Hides were steady for the most part, but three prominent grades of leather advanced. Fairly heavy receipts of burlap during the week brought prices down from their recent high levels, despite reports of the destruction of other burlap ships by the Germans in the Bay of Bengal. Jute and hemp declined also. Crude rubber dropped again, this time pretty close to a record low figure on the best grade of Para. Turpentine was a little higher.

Domestic raw wool was steady, despite recent declines in foreign sorts, and the upward tendency of prices on the finished goods here continued. On cotton it was impossible to get an authoritative quotation, actual selling prices varying as much as a cent a pound on the same grade. The printcloth market quieted down about midweek, and other cotton goods trading was featureless, also.

Arrival of Buyers.

Arriving buyers may register in this column by telephoning 1000 Bryant.

BALTIMORE—Baltimore Bargain House; J. Postley, housefurn. goods, hardware; 354 4th Av.

BUFFALO—Adam, Meldrum & Anderson Co.; M. Benson, art goods, upholstery goods; H. N. Ness, carpets; R. S. Waymouth, millinery; J. Walker.

BUFFALO—M. Rosenthal; men's furn. goods, hosiery, notions, laces, toys, gloves, shirts, trousers, underwear; Park Av.

CHICAGO—Sears-Roebuck; S. S. Montgomery, ladies', children's coats, waists; 498 B'way.

CLEVELAND — Printz-Biederman Co.; M. Prints, piece goods; 200 5th Av.

DAYTON—The Rike-Kumler Co.; F. H. Rike, dry goods; 220 5th Av.

FREDERICK, Md.—Blumenauer & Co.; Mrs. S. Botsler, fancy goods, millinery; B'way Central.

INDIANAPOLIS—W. H. Block Co.; W. H. Block, dry goods; 1,261 B'way.

MERIDIAN, Miss.—Marks-Rothenberg Co.; L. Rothenberg, dress goods, silks, fancy goods; 148 W'way 23d.

NEW ORLEANS—M. Stern, dry goods, notions, shoes; Netherland.

SAN FRANCISCO—Hale Bros.; C. A. Stiles, cloaks, suits; 50 Union Sq.

TROY—Emigh & Straub; M. J. Straub, mfrs. collars, cuffs; 12 E. 16th.

Buyers' Wants

45 Cents per agate line each insertion. Count six words agate to a line.

Do ou need a live energetic SALESMAN—OFFICE MANAGER? Experienced, high-class executive; unexceptional references; liberal proposition for connection with good house; investment if agreeable. D 296 Times Downtown.

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CASH CUSTOMERS AND CREDIT ONES

Some Idea of the Manner in Which Accommodation Is Granted by Stores.

As bearing on some recently published statements concerning the relative merits of cash and credit in the carrying on of a retail business of any sort, one of the best-known department store credit men in the city made some interesting comment on charge accounts to a Times reporter yesterday.

"Taken all in all," he said, "the charge account is a part of the store's service that draws trade enough to offset any disadvantages that may arise from doing business in this way. But, like any other privilege, it is abused by many who take advantage of it, and one thing should be impressed on the minds of the public more than anything else. That is, that the charge account is not an easy payment scheme of any sort; it is merely an accommodation that is offered by the store to the man or woman who, for any reason at all, does not want to pay cash at the time of purchase.

"I do not think that there are many customers who take unfair advantage of the charge account to buy things on a sort of installment basis, but it is possible that some of the accounts that are not paid at the first billing cannot be paid then because the customer has not had time enough to get the money together with which to settle the account. We know this isn't true in the large majority of cases, and we hope it isn't true at all, but it is possible.

"The principal abuse of the charge account lies in the heavy return of merchandise that often attends the opening of such accounts. This abuse is growing steadily, and the time is not far distant, I think, when the stores will have to take some action against persons who make a habit of it. We ourselves are watching the thing pretty closely, and when we find a case in which it appears that the returns are all out of proportion to the purchases we close the account.

"While it is always a favor to us for a person to come here and trade with us, either on a charge account or on a cash basis, there are apparently many of the charge customers who forget that the store is conferring something of a favor on them by letting them have merchandise on credit. These persons are the ones who misuse the privilege. They are the ones who think that they have a right to do almost anything they want with the merchandise because they have an account with us. They forget that it costs us at least one-half per cent. a month interest on the merchandise they buy, which cost is not carried on the purchases of cash customers, and they feel that they are entitled to more consideration in all sorts of ways than the cash customer. If anything, the consideration should lie on the other side."

When asked by the reporter to explain the procedure of granting a charge account in his store, the credit man answered:

"When a person comes here for a charge account, the first thing we do is to ask for the business, and home address. We also ask him or her if a charge account is maintained in any of the other stores, and, if not, we ask for some references. This is about all the direct investigating that we do, but the impression made on the credit man by the personal appearance and manner of the applicant goes a good way in determining whether the account shall be opened.

"Our indirect investigation consists of turning over certain data to mercantile agencies which make reports on the standings of individuals. These agencies sound the butcher, the baker, and the candlestick-maker of the neighborhood to learn how the applicant pays his bills in that direction. If this report is satisfactory, and the other inquiries have also resulted favorably to the applicant the account is opened. While we do not openly ask the applicant the maximum amount he wants charged to his account each month, we fix a limit ourselves that is based on the reports made to us. This limit is never made known to the customer so long as he stays inside of it.

"In fact, the customer never knows the limit we have set on his credit, but when we find that he is asking to have $500 worth of merchandise charged when we have decided that $150 is his limit we go to him and tell him that his request is a little high on the information he has supplied and ask him for a little fuller explanation of his financial standing. We query him on his bank accounts, his business position, whether he has had money left to him recently, whether he owns real estate, or on any other points that can be brought out that will insure our getting paid for the merchandise. All this querying, of course, has to be done in a tactful and diplomatic way.

"When it comes to the matter of payment, if the account is not settled at the first rendering we send a polite letter asking for a remittance. If the account is still unsettled after the second rendering, we send a little firmer request, but we do not necessarily close the account. After a reasonable and fair period has elapsed without payment, however, we close the account and, if necessary, take legal means to get our money.

"We do not have to do much of this sort of thing, however, and the losses sustained are only a very small percentage of the total risk taken. The more careful the credit investigation the smaller the ultimate loss, and so no store can be blamed for combing the financial position of the applicant as thoroughly as it sees fit before opening an account. On the whole, we think charge accounts to be a paying proposition. The fact that we have them is the best proof of this belief."

LATEST CUSTOMS RULINGS.

Decisions of Import Duties on a Variety of Articles.

A. Steinhardt & Brother have been sustained by the Board of General Appraisers in claims for lower duty on lavalliores, brooches, and pins imported under the old tariff act. The goods were assessed at the rate of 55 per cent. ad valorem under the provision for articles of personal adornment, whereas the importers claimed a rate of 60 per cent. as jewelry.

A controversy between Mente & Co., New Orleans, and the Government regarding the classification under the present tariff of old cotton tie buckles was decided adversely to the importers. The claim was that the articles are of the character provided for in the free list, while the Government claimed them to be more particularly provided for under the provision for metal articles not specially enumerated. Judge Fischer holds that the buckles are excluded from the benefit of free entry.

The International Cutlery Company, Cleveland, was overruled in a contention relating to unfinished scissors. They were taxed at the rate of 30 per cent. ad valorem under the provision in the present law for such goods. The importer's claim was that the goods are forgings, and as such should be admitted at the lower rate provided for such articles.

The board decided that thermometers imported by the American Thermoware Company were correctly assessed by Collector Malone. The firm submitted its case on samples, which the board holds is insufficient to establish the component material of chief value in the articles.

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TRADE-MARK MERCHANDISE

| ART

The New York Times.

REAL ESTATE BOARD ASKS INVESTIGATION

Wants City to Curtail Expenses and Seek New Sources of Revenue.

CONSIDER 1915 BUDGET

$454,000,000 of Uncollected Taxes on City's Books Despite Numerous Tax Sales.

The Real Estate Board of New York at a meeting of its Board of Governors last week took up for serious discussion the question of the City's finances and the obvious need for economies of the most rigid kind, especially in view of the $100,000,000 loan just negotiated by the city through a banking syndicate.

As a result of action taken this week a communication has been forwarded to Mayor Mitchel, Controller Prendergast, President McAneny of the Board of Aldermen, President Marks of the Borough of Manhattan, and to the other members of the Board of Estimate and Apportionment, calling attention to the need for economy in municipal affairs and suggesting a method by which this may be secured.

The Real Estate Board believes that new sources of revenue should at once be sought out and utilized; that a number of duplicate and unnecessary committees, commissions, bureaus, and officials should at once be weeded out, and even that some salaries should be reduced. And it asks the Board of Estimate to appoint a commission to confer with it and other civic and business organizations on the recommendations made. These suggestions are embodied in the resolution sent to the Board of Estimate and read as follows:

"Whereas, The Board of Estimate and Apportionment by resolution on Sept. 11, 1914, has adopted a policy in regard to improvements and financing city obligations that must materially increase the city budget, and

"Whereas, The fact that on July 1, 1914, there were uncollected taxes amounting to $154,000,000, besides many millions of uncollected assessments, is conclusive evidence that the present sources of city income can bear no further burden, and

"Whereas, This great amount of uncollected tax exists notwithstanding the fact that there have been sales of tax liens in every borough of the city during the past five years, and

"Whereas, While it is absolutely necessary that a policy of economy and retrenchment be adopted and rigorously followed, it is also important that necessary improvements should not be curtailed, and that there should be no general dismissal of minor employes, therefore be it

Resolved, That the Real Estate Board of New York call to the attention of the Board of Estimate and Apportionment the necessity for the following: First, to find and utilize immediately such new sources of city revenue as may be made readily available. Second, to appoint a committee of the Board of Estimate to confer with representatives of the Real Estate Board and of other business and civic organizations, and to consider with them the proposed City Budget for 1915 with the serious purpose, in this period of financial stress, of eliminating all duplicate or unnecessary committees, commissions, bureaus, or officials, and of reducing such salaries as may, on investigation, be found to be excessive.

Resolved Further, That the co-operation of other taxpayer, civic, and business organizations be enlisted in this effort of the Real Estate Board to inaugurate a régime of economy and retrenchment commensurate with the necessities of the times.

Commenting on the conditions to which this resolution calls attention, Laurence M. D. McGuire, President of the Real Estate Board, said: "It may be taken for granted that the officers of the Real Estate Board would not presume to appeal along these lines to the Board of Estimate without having first considered this matter very thoroughly.

"To do so without serious cause would be to affront officials of the city. As it is, we realize that the suggestions contained in this resolution are radical in the extreme. But desperate conditions require heroic treatment, and we have passed the point in the city's financial affairs where vague generalities will suffice.

"We have made a definite, precise, and, I believe, practical suggestion to the Board of Estimate. Briefly, what we have asked means real economy and real retrenchment. To put it baldly, it is no longer a question of economy. One economizes when one saves out of what he has.

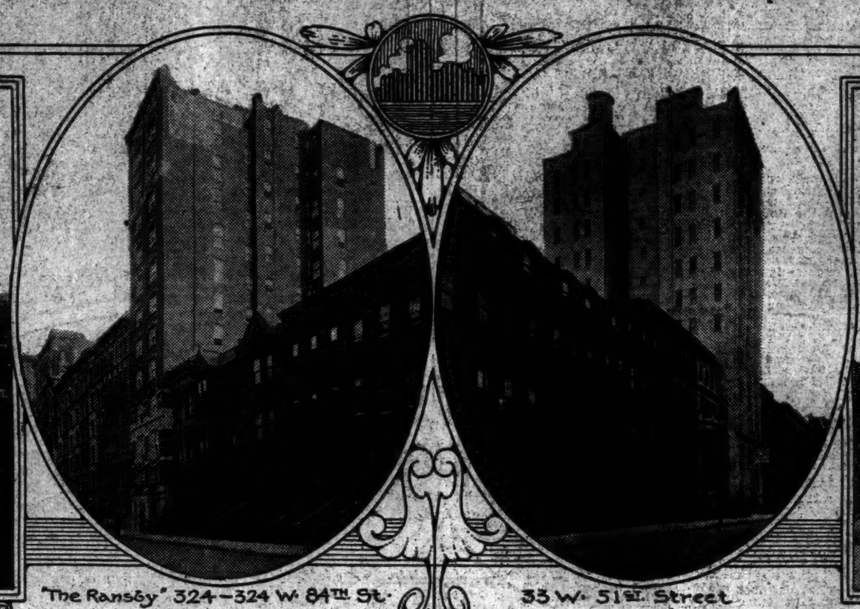
"We are asking the city officials not to contract, for the next fiscal year, obligations which are beyond the city's resources, unless it is agreed beforehand to do a flagrant injustice to the main supporters of the City Government, the owners of real estate.

"The city has just arranged with a banking syndicate for a loan of $100,000,000 to meet certain obligations contracted abroad. The loan was a necessary one. The city had to make the best terms it could in a period of abnormal financial disturbance. The Board of Estimate probably did the best that could be done under the circumstances. It would be unfair and in bad taste to criticise the loan and its terms."

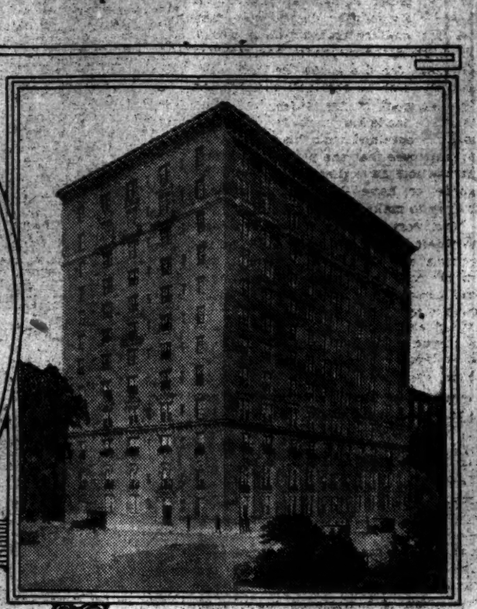
FEWER HIGH-CLASS APARTMENTS ERECTED THIS SEASON— RENTAL CONDITIONS EXCELLENT, DUE TO HEAVY DEMAND

Eight Big Structures for Fall Occupancy in Park Avenue Section, Supplying a Maximum of Conveniences, the City Private House Has Become Less Desirable—New Buildings on the West Side—How Financial Conditions Have Affected Prospective Operations.

150 E. 72d. ST S.E. Corner



"The Ransby" 324-334 W. 84th St.



33 W. 51st Street

VAUXHALL APTS. Riverside Drive & 155th St.

S.W. Cor. Broadway and 161st St.

S.W. Corner 77th Street and Park Ave.

AMONG the brokers who have charge of large apartment houses on both the east and west sides of the city, the last few weeks have been full of activity. The rental season, which began early, has been well sustained throughout the entire Summer, and although several of the new houses will not be ready for occupancy before Oct. 1, the best and largest suites have already been rented.

One encouraging feature has been the lack of wholesale renewals from the older to the recently completed structures. In the large and more expensive houses rentals are generally made on three to five year terms, a system equally beneficial to both tenant and owner, as it insures something of the permanency of the apartment house for the former and gives the latter the assurance of continued occupancy. The tenants of the modern high-class houses also realize that nothing is gained by moving, except the personal desire for a different locality. The up-to-date house of five to ten years contains all the conveniences of the building just finished. There are practically no fundamental improvements.

On both the east and west sides there have been fewer new houses erected for occupancy this year than twelve months ago.

"The production of high-class apartments on the east side has been greatly curtailed this year, and with no diminution of demand, the renting season has been very successful," said Douglas L. Elliman yesterday. "There have been eight new high-class apartment house operations on the east side as follows: 410 Park Avenue, southwest corner of Fifty-fifth Street, built by the Ogden Goelet estate; 640 Park Avenue, northwest corner of Sixty-sixth Street, by the Fullerton Weaver Realty Company; 755 Park Avenue, southeast corner of Seventy-second Street, by Edgar A. Levy; 850 Park Avenue, corner of Seventy-seventh Street, by George F. Johnson, Jr.; 115 East Fifty-third Street and 116-122 East Sixty-third Street, by Samuel A. Herzog; 103 East Eighty-sixth Street, built by the State Construction Company; 150 East Seventy-second Street, by Edgar A. Levy.

"These eight houses contain in all about 250 apartments, much less than the production of 1913.

"Last year the east side renting market absorbed over 600 apartments in twenty new houses, so that there is this year a decrease of over 60 per cent.

"The tendency of New York residents to abandon the private house in favor of the conveniences of an apartment continues to increase. This increasing popularity of the apartment house, however, cannot be viewed entirely without regret, because it presumes a certain loss to the individuality of the home. The apartment has never come to possess the same distinction enjoyed by the private house; there is something more temporary and passing in its character.

"In spite of its undeniable conveniences, therefore, the high-class apartment has not universally acquired the characteristics of a home. The occupants of the high-class apartment houses usually enjoy the luxury of a country house, which is regarded as the real home.

"In fact, the selection of an apartment is usually to be attributed to the diplomacy of 'the lady of the house.' To her the apartment spells a release from care and responsibility, enlarged opportunity to take advantage of New York's many social attractions. There are no fatiguing stairs to climb, none of the responsibilities of management on the broader scale required by the private house; but, rather, freedom to discover and pursue new avenues to social distinction."

Speaking on apartment conditions on the west side, Charles Griffith Moses of J. Romaine Brown & Co. said:

"In 1913 New York still suffered from overproduction of new buildings—dwelling and business property alike. This condition has now adjusted itself, largely due to the interests financing the construction of new buildings in restricting loans upon projected operations. Only builders of strong financial standing have been enabled to undertake new ventures, and the production of new west side apartment houses is notably limited. There are, in fact, more new fireproof apartments than non-fireproof—a commentary upon the character of the builders involved in new operations.

"As there have been few new apartments to rent, the renting season has been correspondingly excellent. Prior to Labor Day conditions have rarely been so good, although since Labor Day there has not been the rush usually anticipated, due presumably to the attractions which the country continues to maintain.

"The restriction of capital required to enable us to bear our responsibilities for the crippled combatants of Europe—to feed and shelter them and to maintain a market for the securities which they will dump upon us at the conclusion of hostilities indicates the further curtailment of building activity in New York City.

"It is extremely improbable that any builders other than those in the most impregnable positions financially will undertake new operations, with the prospects of support on the part of our financial institutions so remote.

"And as production will be curtailed the demand for homes will be correspondingly stimulated. The cessation of war will unquestionably impel a tide of immigration to our shores."

"The most striking feature of construction in current building is the extent to which the note of simplicity in architecture and decoration reflects the improved taste of the American people," said A. M. Bing of Bing & Bing, builders of many fine apartments in the best parts of the city. "The tendency to abandon the private house in favor of the apartment expresses not only an increasing demand for conveniences, comforts, and luxuries not previously required, but the character of the houses most in demand demonstrates a higher standard of culture and taste.

"The broader possibilities of the country house in the matter of architectural design and decoration are necessarily lost in the city apartment. The selection of an architectural or decorative theme which can be consistently maintained in apartment construction is itself difficult, and it is further questionable if the appeal to the tenant would justify the effort.

"This problem has solved itself in the selection of decorative features so simple as to possess an almost universal appeal, to offer to all tenants equal opportunities for decoration which will express their individual tastes.

"It is gratifying to note that in the finished product the New York apartment possesses a plainness and dignity in particular contrast to the ponderous elegance of recent generations. Architecture and interior decoration express very convincingly the dominant American characteristics of simplicity, directness, and efficiency."

City Property at Auction.

Joseph P. Day announced yesterday that he will sell at auction in the Vesey Street Salesroom a varied list of properties next Thursday, which will be his first Fall special sales day. In Manhattan the properties include the Moriarity Building, 155 to 159 East Twenty-third Street, a six-story loft structure, 78 by 98.9; also 303 to 307 West 139th Street, three three-story dwellings, 51 by 99.11, to be sold as one parcel; 210 West Fifty-fourth Street, a one-story building, 25 by 100.

Violation Orders.

The Governors of the Real Estate Board have recommended to its members that except where technical, or expert advice is plainly necessary for the proper carrying out of violation orders such orders as may seem to warrant further consideration by the Fire Department be taken up with the Real Estate Board, or else directly with the Fire Department, rather than with private concerns claiming to have special facilities for securing modifications of orders or for effecting economies.

PASSENGER TRAFFIC ON THE SUBWAY

Table Showing the Number of Tickets Sold at Each Station During the Year Ending June 30, 1914.

Northbound.	Southbound.	Total.	Year's Increase.	Stations.	Daily Average.* 1914.	1913.	1912.	1911.
†6,786,552	†49,267,400	66,471,446	2,962,849	Lenox Branch—Total	195,504	186,790	171,075	153,296
.....	2,802,957	2,802,957	124,056	180th Street, Bronx Park	8,244	7,879	6,211	5,228
.....	2,902,637	2,902,637	9,392	177th Street	8,537	8,510	8,317	7,525
3,105	2,199,000	2,202,105	561,528	174th Street	6,477	4,825	3,170	2,347
137,013	5,150,500	5,287,513	304,410	Freeman Street	15,552	14,656	12,866	10,215
98,743	5,433,700	5,532,173	784,219	Simpson Street	16,271	13,965	11,645	9,386
(Not separated.)		3,357,075	446,236	Intervale Avenue	9,874	8,561	6,972	4,611
242,073	5,995,301	6,237,374	108,274	Prospect Avenue	16,345	18,027	16,606	14,701
209,924	4,053,200	4,263,124	161,795	Jackson Avenue	12,539	12,063	11,277	9,912
596,867	4,520,600	5,117,467	74,683	Third Avenue	15,051	14,832	14,034	13,008
(Not separated.)		782,258	‡41,645	Mott Avenue	2,301	2,423	2,467	2,428
.....	1,442,800	1,442,800	33,100	145th Street, Lenox	4,244	4,146	4,179	4,165
911,501	5,101,800	6,013,301	‡8,457	135th Street, Lenox	17,686	17,711	17,381	16,786
2,159,585	4,077,405	6,236,990	‡105,622	125th Street, Lenox	18,344	18,655	18,170	17,333
2,428,011	5,587,500	8,015,511	225,807	116th Street, Lenox	23,575	22,911	21,333	20,133
(Not separated.)		6,278,161	285,073	110th Street, Lenox	18,465	17,627	16,447	15,523
†2,208,956	†20,289,905	44,063,199	1,945,545	Broadway Branch—Total	129,598	123,875	112,106	100,053
.....	3,170,827	3,170,827	55,043	242d Street	9,326	9,164	8,933	8,716
.....	81,876	81,876	‡18,321	238th Street	241	295	325	272
9,303	478,396	487,699	88,222	231st Street	1,434	1,175	1,007	896
6,695	419,009	425,704	60,368	225th Street	1,252	1,075	982	1,029
7,771	155,430	163,201	25,709	215th Street	480	404	323	313
43,124	1,064,053	1,107,177	224,416	207th Street	3,256	2,596	1,734	1,003
(Not separated.)		923,785	308,135	Dyckman Street	2,717	1,811	1,144	1,325
(Not separated.)		546,447	98,224	191st Street	1,607	1,327	951	275
(Not separated.)		6,133,256	385,352	181st Street	18,039	16,906	14,691	11,950
(Not separated.)		2,928,458	156,416	168th Street	8,613	8,153	7,442	6,780
299,435	4,062,400	4,361,835	197,373	157th Street	12,829	12,248	11,133	9,044
662,328	4,091,100	4,753,428	197,987	145th Street	13,981	13,398	12,391	11,344
544,060	3,811,100	4,355,160	‡1,318	137th Street	12,809	12,813	11,961	11,604
(Not separated.)		4,191,795	93,950	Manhattan (129th) Street	12,329	12,229	11,404	10,726
(Not separated.)		3,374,313	73,207	Columbia University (116th)	9,924	9,709	8,403	7,283
631,240	2,955,714	3,586,954	4,314	Cathedral Parkway (110th)	10,550	10,537	9,905	8,802
(Not separated.)		3,471,284	59,468	103d Street	10,210	10,035	9,377	8,691
†70,471,610	†47,455,185	185,731,205	6,763,357	96th Street to South Ferry—Total	546,268	526,376	493,094	458,044
(Not separated.)		5,558,385	69,574	96th Street	16,348	16,144	15,023	13,474
608,390	1,059,000	1,667,390	42,404	91st Street	4,904	4,779	4,641	4,200
1,227,390	1,958,400	3,185,790	99,279	86th Street	9,370	9,078	8,914	8,548
963,200	1,876,400	2,839,600	48,475	79th Street	8,352	8,209	7,897	7,411
(Not separated.)		4,584,330	‡19,984	72d Street	13,336	13,395	12,701	12,065
1,646,453	1,503,200	3,149,653	‡25,369	66th Street	9,264	9,338	8,974	8,598
3,631,110	3,147,300	6,778,410	168,003	Columbus Circle	19,937	19,457	18,566	17,318
3,487,049	2,636,900	6,123,949	344,225	50th Street	18,012	16,999	15,151	13,279
6,765,970	6,898,658	13,664,628	452,671	Times Square	40,190	38,859	37,380	34,303
(Not separated.)		19,551,405	2,612,167	Grand Central	57,504	49,821	44,194	40,586
4,446,155	3,731,600	8,177,755	593,180	33d Street	24,052	22,308	19,783	17,084
3,642,357	3,121,200	6,763,557	488,704	28th Street	19,893	18,455	16,707	14,755
5,115,387	5,356,000	10,471,387	‡36,922	23d Street	30,798	30,907	28,482	26,556
2,030,222	2,621,900	4,652,122	‡29,591	18th Street	13,683	13,770	13,426	12,427
(Not separated.)		14,217,527	130,839	14th Street	41,816	41,431	38,265	36,813
4,402,927	2,728,382	7,131,309	116,849	Astor Place	20,974	20,631	19,744	18,598
3,520,836	1,224,840	4,745,676	‡16,484	Bleecker Street	13,958	14,006	13,287	12,547
4,292,643	889,000	5,181,643	21,934	Spring Street	15,240	15,176	14,648	13,684
4,306,597	711,640	5,018,237	1,408,232	Canal Street	14,760	10,818	10,162	9,662
1,437,441	677,140	2,114,581	‡78,908	Worth Street	6,219	6,451	6,292	5,930
(Not separated.)		17,657,248	‡431,701	Brooklyn Bridge	51,933	53,203	52,081	49,734
(Not separated.)		553,863	23,654	City Hall	1,629	1,559	1,585	1,741
11,882,196	4,499,550	16,381,746	481,880	Fulton Street	48,182	46,764	43,174	39,039
5,164,803	2,814,075	7,978,878	5,240	Wall Street	23,467	23,452	22,158	21,382
(Not separated.)		5,731,652	156,145	Bowling Green	16,856	16,399	15,124	13,460
1,900,484		1,900,484	143,861	South Ferry	5,590	5,167	4,825	4,855
†34,792,159	†185,182	43,941,018	1,276,565	Brooklyn—Total	129,238	125,484	114,280	101,919
(Not separated.)		8,963,677	21,450	Borough Hall	26,864	26,301	24,878	22,810
7,593,562	135,185	7,728,747	89,227	Hoyt Street	22,732	22,469	20,540	17,779
4,640,824	49,997	4,690,821	‡129,745	Nevins Street	13,797	14,178	13,198	12,157
22,557,773		22,557,773	1,295,633	Atlantic Avenue	66,346	62,586	55,864	49,173
(Not separated.)		206,235	‡6,723	Miscellaneous	607	626	544	525
†114,254,277	†117,197,672	340,413,103	12,941,593	Grand total	1,001,215	963,152	891,099	813,337

*Treating Sundays as half days (340 days to the year.)
†These totals are arithmetical only and do not account for passengers who buy tickets at "island" stations.
‡Decrease.

PUBLIC SERVICE COMMISSION, FIRST DISTRICT.
Bureau of Statistics and Accounts.
A. F. WEBER, Chief Statistician.
September 15, 1914.

LATEST DEALINGS IN THE REALTY FIELD

Resale of Amsterdam Avenue Corner in the Washington Heights Section.

GARDEN CITY HOMES SOLD

St. Mary's Hospital Buys Plot on West Thirty-fifth Street—Will Build Addition.

The real estate market closed yesterday with a few small flat house sales and a number of suburban transactions involving dwellings and home sites on Long Island.

Important among the Manhattan transactions was the resale of the northeast corner of Amsterdam Avenue and 157th Street, occupied by a five-story flat, with stores, on a lot 25 by 100 feet. The seller, Diedrich Angelbeck, acquired the property several weeks ago from Ennis & Sinnott.

Hospital Buys in 35th Street.

St. Mary's Free Hospital for Children at 403 to 413 West Thirty-fourth Street has enlarged its holdings by purchasing the three-story dwelling in the rear at 412 West Thirty-fifth Street, on a plot 25 by 100 feet. It was bought from Thomas Hinton through P. T. Canavan, who sold it last May for Jacob Tiaboldt. The hospital owns the adjoining plot at 414, and on the fifty-foot plot now acquired an addition to the hospital will be built.

Sales in Old Chelsea.

In the old Chelsea district the two three-story dwellings at 249 and 249 West Seventeenth Street, 35 by 98 feet, have been sold by T. P. Canavan for Thomas Hinton to Hellman Bros. The same broker has also sold the dwelling at 426 West Eighteenth Street, 20 by 100 feet, to Dennis Flinn for Lee Connors; the house at 312 West Twenty-second Street for Mrs. Cosgrove to Marie Simpson, and two three-story houses at 417 and 419 West Forty-fifth Street, 35 by 100 feet, for A. E. Thomas to Robert Wallace.

Bronx Borough.

J. S. Maxwell sold for a client to Elisabeth H. Smythe the property at 758 East 187th Street, near Prospect Avenue.

Brooklyn.

Frank A. Seaver has sold the two family brick house at 7,314 Sixth Avenue for Charles Schilling as a home for occupancy.

Sales at Garden City.

James W. Hobbs has purchased in Garden City, through Gage & Tarbell, the new colonial house lately completed on a plot 100 by 150 on St. James Street, south, adjoining the park west of the Clinton Road station. Mr. Tarbell has also sold to Garret Busch the new house recently erected by Wesley C. Bush on the northeast corner of Washington Avenue and Garden Street; also to Robert R. Forrester the new house on the easterly side of Nassau Boulevard, between Salisbury and Chester Avenues, and to James Wood Pogue the residence on the west side of Roxbury Road, between Stewart and Stratford Avenues.

New Jersey.

Plots at Woodridge Heights have been sold by J. Stein to W. Orth, J. Flanagan, J. Horan, and A. Rudasier.

Samuel Kraft has sold for the Hasbrouck Park Land Company, at Hasbrouck Heights, lots to A. Probstein, John Glass, T. R. Callou, Alex Roman, George Gray, and G. Weiss.

Commercial Leases.

The Duross Company have leased for the National Florence Crittenton Mission the building at 245 West Thirteenth Street to Thomas Hinton at $1,000 per annum.

Barnett & Co. have leased stores for the Edsall estate at 18 East 125th Street to the Sherrick Department Store, 22 East 125th Street to the South American Grocery Company, and 24 East 125th Street to J. Tokis.

Douglas L. Elliman & Co. have leased the store at 20 East Forty-eighth Street to George Bunce, art publisher, now at 12 West Twenty-eighth Street.

The Louis Becker Company has leased for Diedrich Angelbeck, the store at 460 West 157th Street, to the Beulah Hand Laundry.

Dwellings Leased.

Houghton Company has leased to William S. Patten the three-story dwelling at 147 West Seventy-first Street, to Frederick F. Burgin.

William R. Ware has leased for Katharine Sadleir the dwelling at 230 West Eighty-eighth Street.

Fish & Marvin have leased the Knowlton property at Lawrence Park West, Bronxville, to Charles E. Houghton, and the Fremont cottage at Briarcliff Manor to Edwin B. Wilcox.

Pease & Elliman have rented for Charles W. Homeyn the five-story American basement house at 51 East Sixty-fourth Street to Mrs. George A. Hahn, who has hitherto occupied an apartment in Paris.

Staten Island Industrial Lease.

J. Sterling Drake has leased for the Southern Ship Building Company to the H. J. Daly Engineering and Contracting Company, their plant at Tottenville. The property consists of fifteen acres with dock, store-house, shops, compressed air plant, having about 600 feet frontage on Staten Island Sound.

The Daly Company will use it in general shipbuilding repair work and storage purposes.

REALTY OWNERS PLAN FALL CAMPAIGN

Will Assert Themselves When Any Large Expenditure by City Is Planned.

TO STUDY CITY PROBLEMS

Relief from the Tax Burden, It Is Claimed, Will Restore Confidence in Real Estate.

An ambitious programme of activities for realty owners is to be decided upon at the next meeting of the United Real Estate Owners' Association, to be held at the Hotel Astor next Tuesday night.

During the past year the real estate organizations of the city have shown an active and intelligent interest in the city's affairs. At almost every public hearing at which the finances or the real estate of the city were discussed, the realty interests were represented in large numbers.

In outlining the work of his association, Henry Bloch, the President, said yesterday: "The results accomplished by the realty interests in helping to secure more-favorable terms in obtaining the $100,000,000 loan last week has again proved the need of a strong and powerful organization of taxpayers.

"Owners have but recently realized that the burden of the cost of the city Government has been borne by real estate almost alone, and that they were practically the sole direct payers of taxes. They have determined to assert themselves, and to be heard when any proposal involving a large expenditure of money by the city is planned.

"All preparations have been made for an energetic and vigorous campaign for the owners of real estate in this city. We have twenty active committees studying the many problems confronting the property owner, and helping to restore confidence in the ownership of real estate, which has in these troublesome times proved itself to be the safest and most secure of investments.

"Our Budget Committee has been promised every facility in its study of the departmental estimate of the various city departments. It is also gratifying to know that plans are being prepared, seeking to bring about a consolidation of several of the Municipal Departments having jurisdiction over buildings—a project which our association has and will continue to vigorously advocate.

"This plan, if adopted, will relieve the owner of one of his greatest burdens. Multiplicity of inspections and duplicity of orders by the city departments make the ownership of real estate undesirable. The owner now is often annoyed and harassed by the many requirements until he in bewilderment sometimes wonders whether the city or he owns the property he has paid for.

"The opening of the Headquarters for Taxpayers at 170 Broadway has met with spontaneous approval among realty interests. It has marked a new era among taxpayers' organizations. It has already tremendously enlarged the influence and prestige of our association. The facilities of the headquarters are at the disposal of all taxpayers. We now have what the taxpayers have long wanted—a recognized meeting place for the discussion of civic and realty problems—a central bureau of information for owners of property. Taxpayers are invited to call.

"Every effort is being made to materially increase our association membership. Negotiations are now pending for an affiliation with our organization by the Taxpayers' Alliance of the Bronx, a large and influential association from that borough; the Upper Manhattan Taxpayers' Association, and the Chester Taxpayers' Alliance, a federation of ten taxpayers' associations. With these associations members of our association, the United Real Estate Owners' Associations, will be represented in almost every section of the Boroughs of Manhattan and the Bronx.

"Our association is the largest and perhaps the oldest organization of its kind in the State. We are essentially a federation of local taxpayers' associations. The various local associations are represented in the central body by elected delegates—one for every twenty-five members. In this way the most active and competent men of the local associations, representing their respective localities in the parent organization, help solve the great problems affecting the entire city. No matter of interest only to a particular section of the city is taken up for consideration.

"All the energies of the delegates are concentrated, therefore, on only the important city-wide projects. What a power for good such an organization can be made to be!"

The officers of the association are Henry Bloch, President; Joseph S. Schwab, State Tax Commissioner, First Vice President; Henry F. A. Wolf, Second Vice President; Robert E. Dowling, Chairman of the Workmen's Compensation Commission, Third Vice President; John Becker, Treasurer; Charles W. Eldt, Recording Secretary; Isaac Hyman, Corresponding Secretary, and Arthur G. Muhlker, Financial Secretary.

Bronx Dwelling at Auction.

Next Wednesday, at the Vesey Street Salesroom, Bryan L. Kennelly will sell 2,689 Heath Avenue, near Kingsbridge Road, a three-story frame dwelling, on plot 25 by 100, and on Wednesday, Sept. 30, six seashore lots and four business lots at Belle Harbor.

BUILDING MATERIAL.

EDWARD CORNING CO. BUILDERS
100 W. 11th St. NEW YORK

SUBURBAN PROPERTY WITHIN EASY REACH OF THE CITY IN GOOD DEMAND AMONG HOMESEEKERS

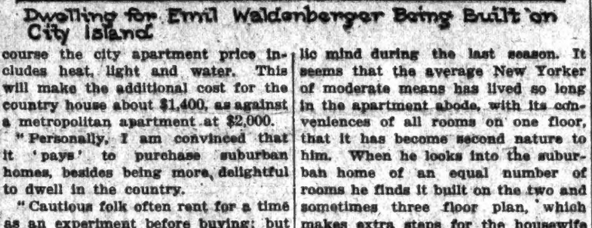
Several Dwellings on Long Island Completed and Sold Last Week—Colonial Houses With Tall White Columns the Predominating Style of Architecture in High-Priced Homes—California Bungalows Erected by Many Developers to Meet the Moderate Price Demand.

Italian Villa at Kensington L. I. Sold Last Week by the Rickart-Finlay Co. to Mrs. Anne M. De Lissar

Colonial Dwelling Just Completed on the Gedney Farm Property, Westchester County

Bungalow at Brightwaters L. I.

New England Colonial Home at Garden City, Sold by Gage E. Tarbell to James W. Hobbs



Dwelling for Emil Waldenberger Being Built on City Island

The general drift of population throughout the country affords a reason for the growth of population and of land development in the suburban territory around New York City that is impressive, and of this growth and improvement there is no abatement.

Long Island, beyond the city line, which is the latest area of the suburban real estate movement, is fast being occupied by men, who in many cases are newcomers to New York, as their field of business activity, and their families.

For in spite of all that is said and done, the City of New York is a commercial magnet that attracts thousands yearly, and of the total, as of the total population of the city itself, there is of necessity a percentage who experience the call of the suburbs as places to rear their families.

Westchester County is also making wonderful strides in suburban development, aided by increased transit facilities, which bring picturesque towns and quiet little villages within a short ride of the heart of the metropolis.

Brokers report an excellent demand this Fall for eight and ten-room houses within easy reach of the city. L. Ward Prince, Secretary of the Robert E. Farley organization, Westchester County developers, said yesterday while discussing the outlook for the suburban market: "The demand this Fall is for country houses to rent instead of immediate purchase and I could have rented a dozen or more within the last week in the development adjacent to the city line had they been available. But I find that rentals often are a direct road to sales, for when once people become fond of a suburb they want to own a home there.

"Such a house, twenty miles from New York City, in the best type of suburban section, such as Greenacres, will rent for about $100 per month. A house of this kind usually contains about ten rooms, with three baths, steam heat, and all modern improvements. At Gedney Farm our experience is similar, for there is an equal shortage of houses for rent.

"At Philipse Manor on the Hudson, the opportunities are a little more numerous. The rentals run from $75 to $125 per month. In our Nepperhan Heights property, Yonkers, there are several smaller houses, of seven or eight rooms, that may be rented from $35 to $50 per month. At Bronxville, outside of the apartment houses, there are few opportunities, except at rentals in the neighborhood of $1,200 per year.

"In White Plains, a town of 20,000 inhabitants, there are not more than twenty-five available for rent at any price. Those that are available rent from $40 per month up. At Oakland Beach, Rye, N. Y., cottages are rented either for the Summer, or for the year around. Cottage Summer rentals run between $400 and $600, and houses for an all-year residence rent from $50 per month up.

"In getting at a comparison between New York City rental prices and country prices, it is safe to say that the house in the Westchester suburbs, some twenty miles from New York City, that rents for $100 per month is about equal to the $2,000-a-year apartment in New York City. Of course the city apartment price includes heat, light and water. This will make the additional cost for the country house about $1,400, as against a metropolitan apartment at $2,000.

"Personally, I am convinced that it 'pays' to purchase suburban homes, besides being more delightful to dwell in the country.

"Cautious folk often rent for a time as an experiment before buying; but the great majority of people who are coming to the country now, are buying their own homes. The present condition of affairs in the suburban real estate market makes it possible for them to procure homes upon the same basis as rent, so that they may as well begin at once to own their own residence."

A demand for some new form of suburban house construction has gradually become evident in the public mind during the last season. It seems that the average New Yorker of moderate means has lived so long in the apartment abode, with its conveniences of all rooms on one floor, that it has become second nature to him. When he looks into the suburban home of an equal number of rooms he finds it built on the two and sometimes three floor plan, which makes extra steps for the housewife and usually results in the necessity of having a maid.

The natural evolution of things toward economy of movement and effort leads operators and developers of suburban home tracts to turn to the California bungalow idea of a house just large enough for the family and everything en one floor.

In addition to the feature of economy of housekeeping effort, the great added attraction is that for the same or less money a one-story bungalow residence is more susceptible of artistic and pleasing design.

It is very difficult to give to the small, two-story house any other than the box-like appearance, whereas the one-story lends itself so easily to distinctive attractiveness.

As a substantial evidence of the growing tendency to the country, the Winter colony at Brightwaters, L. I., this year will show an increase of over 100 per cent. over last year's Winter residents. The old-fashioned idea of country and city is fast disappearing.

In former days the country was considered the place to go to for the two weeks' vacation, or, perhaps, for the longer period of two or three months during the heated term, and in a few cases the family fortunate enough to keep up a country and city home would close their city house as long as from four to six months and enjoy this part of the year in their country home.

Of late years the tendency seems to be the other way, and the country home is attracting the resident for the greater portion of the year, if not the entire year, thus entirely relieving the owner of the expense and care of a city house at all, and in such cases where the country all-year resident might wish to spend a few weeks or a month or two in the city they find it cheaper and less burdensome to take up quarters in the hotels, and in this way feast on the gayeties of the city, and return to the quiet of their country home better able to appreciate the health-giving and more pleasural surroundings of their country home.

Douglas Park, on the north shore of Long Island, according to J. W. Doolittle, its founder, it is to be one of the first developments in the East to take up and carry through to success the one-story bungalow idea. While the land at Douglaston is considered high in price as compared with other locations, Mr. Doolittle believes that bungalows costing from $3,000 to $4,000 will prove a practical relative figure and allow enough ground for garden, flowers and lawn. Several plans that will be put under construction for early Spring occupancy are now being drawn based on this new idea.

E. H. McWhorter of the Brentwood Realty Company is another enthusiastic developer who has expressed himself on this new idea of one floor for all rooms and is going to offer a convincing proof of his confidence by constructing five houses of the one-story type at Brentwood in the Pines.

At Mountain Lakes one of the larger New Jersey developments located in the Kittitany Mountains, several new houses are in course of construction and the work of development is being carried on rapidly. Over twenty miles of drives have been put through the Park, winding their way through homes and about lakes. Streets have been electrically lighted by the German Unit System, giving uniform lighting to all the walks and drives.

The high pressure water system gives ample fire protection and a uniformed police force has been organized. Two large lakes are directly located in the centre of Mt. Lakes Residential Park and many homes front on the lakes and have actual shore ownership.

REAL ESTATE TRANSFERS

SATURDAY, SEPT. 19.

With name and address of purchaser and attorney. When attorney's name is omitted address party of the second part.

Manhattan.

AVENUE B, 287, e s, 42 ft s of 17th St, 20x88; Thomas W. Murray to John J. F. McKenna, on premises. (mtg $6,000;) $ 1 and all liens. Sept. 9; attorney, Title Guarantee and Trust Co., 176 Broadway.....$1

10TH AV, 412, e s, 100 ft s of 34th St, 20x100; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, Sept. 11; attorneys, Wolf & K., 203 Broadway.....$100

10TH AV, 414, e s, 20.6 ft n of 33d St, 20x100; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, ½ part, Sept. 11; (mtg $10,000;) same to same, ½ part, Sept. 11; attorneys, Wolf & K., 203 Broadway.....$100

10TH AV, 410, e s, 120 ft s of 34th St, 20x100; same to same, ½ part, Sept. 11; attorneys, same.....$100

10TH AV, 406, e s, 20.8 ft n of 33d St, 21.8x irreg; 21.8x11.6; 33d St, 461 West, n s, 40.9 ft e of 10th Av, 38.7x11.11; to centre line of former Jersey St x 28.6x29.8; 10th Av, 406, n e corner 33d St, 38.8 to centre line former Jersey St, 24.9x28x35.10; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, ½ part, Sept. 11; attorneys, Wolf & K., 203 Broadway.....$100

33D ST, 459 West, n s, 74.4 ft e of 10th Av, 18.10x39.4x irregular; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, ½ part, Sept. 11; attorneys, same.....$100

33D ST, 461 West, n s, 172 ft e of 10th Av, 18.10x39.4x irregular; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, ½ part, Sept. 11; attorneys, Wolf & K., 203 Broadway.....$100

33D ST, 457 West, n s, 96.11 ft e of 10th Av, 21.8x39.4x irregular; 33d St, 455 West, n s, 120.11 ft e of 10th Av, 25.1x31.7x22x38.8; same to same, ½ part, Sept. 11; attorneys, same.....$100

33D ST, 449 West, n s, 190 ft e of 10th Av, 18.10x39.2; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, ½ part, (mtg $5,000,) Sept. 11; attorneys, Wolf & K., 203 Broadway.....$100

33D ST, 447 West, n s, 146.1 ft e of 10th Av, runs e 25 x n 39.8 by w — along centre line old Jersey St x s 27.7 to beginning; also interior, n s, same centre line block between 33d and 34th Sts, 136 ft e of 10th Av, runs e 61.4 x s along centre line old Jersey St 35 x n 59.4 x w 35 to beginning; same to same, ½ part, Sept. 11; attorneys, same.....$100

33D ST, 445 West, rear of, parts at centre line block between 33d and 34th Sts, 113 ft e of 10th Av, runs e 32.7 x s 61.4 to centre line of former Jersey St, n 25.6 x n 32.6 to beginning; same to same, ½ part, Sept. 11; attorneys, same.....$100

34TH ST, 464 to 468 West, s s, 100 ft e of 10th Av, 40x84.6; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, ½ part, Sept. 11; attorneys, Wolf & K., 203 Broadway.....$100

34TH ST, 478 West, s s corner of 10th Av, (416-418,) 40x80; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, ½ part, Sept. 11; attorneys, Wolf & K., 203 Broadway.....$100

34TH ST, 474 West, s s, 39.4 ft e of 10th Av, 19x84; same to same, ½ part, Sept. 11; attorneys, same.....$1,000

34TH ST, 472 West, s s, 58.8 ft e of 10th Av, 19x98; same to same, ½ part, Sept. 11; attorneys, same.....$1,000

34TH ST, 470 West, s s, 78 ft e of 10th Av, 21.6x98; same to same, ½ part, Sept. 11; attorneys, same.....$100

34TH ST, 460 and 462 West, s s, 145 ft e of 10th Av, 30.9x96.9x irregular; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, ½ part, Sept. 11; attorneys, Wolf & K., 203 Broadway.....$100

47TH ST, 258 West, s s, 150 ft e of 8th Av, 25x100.5; Samuel A. Eruleutsch to Dora Neidel, 135 James St, Hamilton, Ontario, Canada, Aug. 13. (mtg $32,500;).....$100

70TH ST, 226 East, s s, 180 ft w of 2d Av, 25x100.4, (foreclosure Sept. 10;) Hy. A. Friedman as Mutual Life Insurance Co. to Nassau St. Sept. 17; address, 59 Cedar St.....$15,000

70TH ST, 163 East, s s, 224.4 ft w of 3d Av, 26.8x100.5; Jules S. Bache to Edward F. Goetz, 59 Ocean Av, Brooklyn, Sept. 11; attorneys, Wolf & K., 203 Broadway.$100

70TH ST, 225 West, s s, 230 ft w of West End Av, 15x100.5, (foreclosure Sept. 16;) Percival H. Gregory, referee, to Frederick A. Clark, Cooperstown, N. Y., Sept. 18; attorneys, Ver Planck, P. & F., 149 Broadway.....$9,000

70TH ST, s s, 325 ft w of West End Av, 15x100.8, (foreclosure Sept. 16;) same to same, Sept. 18; attorneys, same.....$10,000

123D ST, 173 West, n s, 67.8 ft e of 7th Av, 17x99.11; A. & W. Holding Co. Inc. to Robert Podgur, 650 Aldus St, Bronx, all liens, Sept. 17; attorney, Max Stern, 64 Wall St.....$100

180TH ST, s s, 150 ft e of 8th Av, 19x99.11; Orson A. Raynor, referee, to Isaac Metzger, 2 West 86th St, Sept. 11; attorney, Title Guarantee and Trust Co.....$167,000

188TH ST, s s, 216.8 ft e of 7th Av, 16.3x98.11; Theresa H. Prince to Melanie Goldman, 156 West 136th St, Sept. 18; attorneys, Goldsmith & Goldsmith, 149 Broadway.....$1

13TH ST, 261 West, s s, 253 ft w of 7th Av, 15x98.11; Catharine H. Pawling to Emma J. Krueger, West Englewood, N. J., (mtg $11,000,) Sept. 17; attorney, F. S. Krueger, 305 Broadway.....$100

Bronx.

CHARLOTTE ST, 1,521, w s, 40x100, Julius Martinson to Frederick H. Cowden, 23 Liberty St, (mtg $87,250,) Sept. 15; attorney, Frederick H. Cowden, 23 Liberty St.....$100

CHARLOTTE ST, 1,561, w s, 40x100, same to same, (mtg $37,000,) Sept. 15; same attorney.....$1

CHARLOTTE ST, 1,417, w s, 40x100, same to same, (mtg $37,250,) Sept. 15; same attorney.....$1

CLINTON AV, 1,819-1,815, e s, 77.7x90.2; Vale Prospect Av Assn. e s, 30x88; Benenson Realty Co. to James Vallino, 2,446 7th Av, (mtg $38,500;) Sept. 17; attorney, Hirschen & V., 391 East 149th St.....$100

FORDHAM RD, 2,450, s s, 50x100.3x irregular; William J. Fowler and others, trustees, to John R. Hopkins, 4 Westerly St, at Yonkers, N. Y., quitclaim, Sept. 11; attorney, Law Dept., Title Insurance and Trust Co., 160 Broadway.....$1

SAME PROPERTY; John R. Hopkins to Steven B. Ayres, 120 West 183d St, (mtg $7,000,) Sept. 12; attorney, same.....$1

FOX ST, w s, 1008.5 ft s of 166th St, 50x100; Max Building Co., Inc., to Israel Marx, 16 E. 103d St, (mtg $4,000,) Sept. 18, 3 years, 6 p. c.; attorney, John L. Bernstein, 5 Beekman St.....$6,000

LOTS 141 and 242, Block F, map Mapes estate; William Reiner to James Curran, 2,578 Webster Av, prior mtg $1,500, Aug. 7, due as per bond; attorney, E. F. Mazan, 3 Beaumont St, Av.....$400

MORRIS PARK AV, s s, 95 ft e of Barnes Av, 57.8x irregular; Charles Gillies to Mathias Haffen, 2,979 Marion Av, Sept. 18, 1 year; attorney, Fross & McB., 5,029 3d Av.....$2,000

PROSPECT AV, w s, 225 ft n of 166th St, 20x100; Daily Realty Co. Inc., to Katherine M. Elfers, 229 West 101st St, prior mtg $6,000, Sept. 18, due July 1, 1916, 6 p. c., attorney, Title Guarantee and Trust Co., 176 Broadway.....$1,000

154TH ST, s s, 100 ft e of Courtlandt Av, 50x100; Benenson Realty Co. to Elmira M. Schwitters, 64 Perry St, Sept. 15, due as per bond; attorney, Title Guarantee and Trust Co., 176 Broadway.....$33,000

LIS PENDENS.

Manhattan.

IRVING PLACE, 55; Thomas W. Strong and others against William J. O'Brien and others, (foreclosure of mortgage;) attorneys, Finck, Cobb & Hubby.

94TH ST, 220 East; Lena Citron against Fietrina Battaglina and others, (action to enforce assignment of dower, &c.;) attorney, M. Schleimer.

94TH ST, 228 East; Lena Citron against William J. Fox and others, (action to enforce assignment of dower, &c.;) attorney, M. Schleimer.

100TH ST, s s, 230 ft e of Madison Av, 19x100.11; United States Mtge. & Trust Co. of New York against Mary J. Crotty and others, (amended foreclosure of mortgage;) attorneys, Stewart & Sheavey.

125D ST, 402 West; Isidor St. 542 West, and 108d St, 70 West; Edward Briner against Henry Briner and others, (action to declare lien;) attorney, T. Parker.

Bronx.

ITTNER PLACE, n s, between Webster and Park Avs, (known as Lot 65, Block 2,899, Section 11,); Charles Jackson and others against Mary H. Bell and others, (action to foreclose transfer of tax lien;) attorney, A. Stern.

LA FONTAINE AV, w s, 71 ft n of 176th St, 87.6x100; Dollar Savings Bank of the City of New York against Stefano La Sala and others, (foreclosure of mortgage;) attorneys, Gerow & Macallar & Wilson.

LOT 88, map of 20th lots of Hunts Point estate; Henry Morgenthau Co. against Charles Bender, (foreclosure of mortgage;) attorneys, Riegelman & Bach.

MECHANICS' LIENS.

Manhattan.

CONVENT AV, w s, 146 ft n of 151st St, 189 x100; Luigi Naccarato against Elias Cohen, owner and contractor.....$95

RIVERSIDE DRIVE, e s, 1,058.7 ft s of Dyckman St, 400.8x—; Central Foundry Co. against Vermont Hygeia Ice Co., owner and contractor.....$200

9TH ST, 57 East; Louis Fishman against Lee Lerner, owner; Joseph M. Kandel, contractor.....$172

23D ST, 23 East; Bernhardt Singer against Benjamin Kaufman, lessee; Glassberg & Gartner, contractors.....$65

43D ST, 238 and 240 West; Bernhardt Singer against John B. O'Brien, owner and contractor.....$9

75TH ST, 507 and 509 East; Harris Bernstein, Inc., against Barent C. Gerken, owner; Sidney F. Oppenheim, contractor.....$750

Bronx.

217TH ST, 715 East; Sallitte & Straus against Congregation Anshe Amas of Williamsbridge, owners; Banavia Contracting & Construction Co., Inc., contractors.....$128

SATISFIED MECHANICS' LIENS.

Manhattan.

46TH ST, Depew Place, 43d St and Vanderbilt Av, block, &c., and 48th St, Lexington Av, 42d St, and Depew Place, block, &c.; National Bridge Works against N. Y., P. & N. R. R. Co. and others, March 7, 1914.....$53

Bronx.

KINGSBRIDGE TERRACE, e s, 1,566 ft s of Kingsbridge Road, 75x100; Ames Transfer Co. against Arlington Construction Co. et al., Sept. 12, 1914.....$30

BUILDING LOAN CONTRACT.

Bronx.

166TH ST, whole block front between Sheridan and Grant Avs, 56.5x81.1; City Mortgage Co. loans Kovacs Construction Co. to erect four five-story apartments, (8 payments).....$90,000

REAL ESTATE AT AUCTION.

Offerings Scheduled at the Vesey Street and Bronx Salesrooms.

Monday, Sept. 21.
AT 14 VESEY STREET.

By Herbert A. Sherman.

113th St, 76 East, s s, 130 ft w of Park Av, 26x100, five-story tenement; Otto Timme against Fadi Grose and others; J. Langbein, attorney; Isaac Silberstein, referee; due, $18,388.96; taxes, &c., $182.45.

Tuesday, Sept. 22.
AT 14 VESEY STREET.

By Henry Brady.

Manhattan Av, 2,141, e s, 84.5 ft n of 105th St, 17x70, three-story dwelling; voluntary sale.

126th St, 22 West, s s, 372.6 ft w of 5th Av, 17.8x98.11, three-story dwelling; C. A. Sherman, executor, against Maurice Brodsky and others; Bowers & S., attorneys; Thomas Costigan, referee; due, $9,207.75; taxes, &c.,

By Joseph P. Day.

Riverside Drive, 148, e s, 48 ft s of 87th St, 32x100, four-story dwelling; Roman Catholic Orphan Asylum against R. B. Scott, individually and as executrix, and others; J. F. Daly, attorney; L. J. Conlan, referee; due, $68,848.63; taxes, &c., $3,490.56.

82d St, 340-42, 50 ft, s s, 100 ft w of 1st Av, 50x96.9, six-story flat and stores; Betty Gusthal against H. E. Abrahams and others; Bowers & S., attorneys; R. G. Dickson, referee; due, $24,624.06; taxes, &c., $787.80; subject to prior mortgage of $65,000.

81st St, 202 East, s s, 70 ft e of 3d Av, 17x 80.5, four-story dwelling; Greenwich Savings Bank against Jacques Weill and others; B. A. Sands, attorney; Neilson Olcott, 2d, referee; due, $6,757.00; taxes, &c., $206.78.

1st Av, 1,808, w s, 25.5 ft s of 98th St, runs w 80 ft x s 25.1x e 100x n 25.4 to beginning, five-story brick tenement and stores; Metropolitan Trust Co. of City of New York against Neal Realty Co. and others; Carter, Ledyard & Milburn, attorneys, 54 Wall St; John H. Regan, referee; due, $16,401.48; taxes, &c., $480.49; mortgage recorded Sept. 1, 1909; Joseph P. Day.

231D ST, 23 East; Bernhardt Singer against Benjamin Kaufman, lessee; Glassberg & Gartner, contractors.....$65

131st St, 18 East, s s, 200.11 ft w of Madison Av, 16.2x96.11, three-story dwelling; New York Trust Co. against Bernhard Malmser and others; Bowers & S., attorneys; Phoenix Ingraham, referee; due, $7,006.06; taxes, &c., $150.84.

By Morgenthau Jr., Co.

110th St, 149 West, s s, 245 ft e of 7th Av, 30x100.11, three-story dwelling; United States Trust Co. against M. L. Roedale and others; Stewart & L., attorneys; E. J. Ledwith, referee; due, $16,264.84; taxes, &c., $302.02.

AT 3,209 THIRD AVENUE.

By Joseph P. Day.

Prospect Av, 3,111, e s, 115 ft s of 181st St, 20x66, two-story frame dwelling and store; M. F. Vandewater against Antonio Galiani and others; J. A. Lane, attorney; H. S. Booth, referee; due, $4,415.22; taxes, &c., $195.

Wednesday, Sept. 23.
AT 14 VESEY STREET.

By Bryan L. Kennelly.

Heath Av, 2,689, w s, 100 ft n of Kings Place, 25x100, three-story dwelling; voluntary sale.

123d St., 9 East, s s, 125 ft e of 5th Av, 25x99.11, four-story tenement; T. C. Sarge against S. H. Jacobs and others; De Witt, L. & D., attorneys; J. J. O'Connell, referee; due, $6,850.62; taxes, &c., $246.

By J. Phillips & Co.

120th St, 302 West, s s, 116 ft w of Amsterdam Av, 22x74.11, five-story flat; Mason Ezberg, executor, against Augusta Rosenberg and others; Kantrowitz & Kantrowitz, attorneys; J. J. Frank, referee; due, $15,814.45; taxes, &c., $400.10.

By Henry Brady.

Amsterdam Av, 2,141, e s, 22 ft n of 106th St, 20x100, two-story dwelling and stores; D. K. De Balzedon and others, trustees, against M. H. Decker and others; P. F. De Rham, attorney; J. F. O'Byrne, referee; due, $12,580.58; taxes, &c., $304.92.

47th St, 330 East, s s, 100 ft w of 1st Av, 25x100.5, five-story tenement and stores; T. C. Dunn and others, executors, against Pauline Heidenreich and others; Dean, Hoyt & M., attorneys; Edward Sandford, referee; due, $15,105.81; taxes, &c., $362.71.

By Herbert A. Sherman.

133d St, 149 West, s s, 265 ft e of 7th Av, 25x99.11, five-story flat; L. Parvisky, trustee, against Amalie Cohn, individually and as executrix; Dixon & L., attorneys; M. J. Dooley, referee; due, $20,965.30; taxes, &c., $282.

By Samuel Marx.

46th St, 258 West, n s, 100 ft e of West End Av, 25x100.5, five-story tenement; S. G. Haddad against J. W. Forges and others; Addison Gardner, attorney; Samson Friedlander, referee; due, $13,901.79; taxes, &c., $450.75.

Thursday, Sept. 24.
AT 14 VESEY STREET.

By Joseph P. Day.

234 St, 185 to 189 East, n s, 54 ft w of 3d Av, 78x26.9, six-story Moriarty Building; voluntary sale.

126th St, 309 to 307 West, n s, 100 ft w of 8th Av, three three-story dwellings, each 17x90.11; voluntary sale.

83d St, 217 West, n s, 180 ft w of 7th Av, 20x76.5, three-story dwelling; executors' sale, estate of Ellen McKibbin, deceased.

84th St, 239 West, n s, 147.11 ft e of 8th Av, 22.11x98.9, three-story building with store; voluntary sale.

84th St, 210 West, s s, 73.1 ft e of Broadway, 26x100.8, one-story building; executrix's sale, estate of Thomas Buckley, deceased.

Elsmere Park, Flushing, L. I., Greenwich Savings Bank against Jacques Weill and others; B. A. Sands, attorney; Neilson Olcott 2d, referee; due, $6,757.00; taxes, &c., $206.78.

1st Av, 1,808, w s, 25.5 ft s of 98th St, runs w 80 ft x s 50.6 x 25.1x e 100x n 25.4 to beginning, five-story brick tenement and stores; Metropolitan Trust Co. of City of New York against Neal Realty Co. and others; Carter, Ledyard & Milburn, attorneys, 54 Wall St; John H. Regan, referee; due, $16,401.48; taxes, &c., $480.49; mortgage recorded Sept. 1, 1909; Joseph P. Day.

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Riverside Drive, 148, e s, 48 ft s of 87th St, 32x100, four-story dwelling; Roman Catholic Orphan Asylum against R. B. Scott, individually and as executrix, land others; J. F. Daly, attorney; L. J. Conlan, referee; due, $68,848.63; taxes, &c., $3,490.56.

82d St, 340-42, 50 ft, s s, 100 ft w of 1st Av, 50x96.9, six-story flat and stores; Betty Gusthal against H. E. Abrahams and others; Bowers & S., attorneys; R. G. Dickson, referee; due, $24,624.06; taxes, &c., $787.80; subject to prior mortgage of $65,000.

81st St, 202 East, s s, 70 ft e of 3d Av, 17x 80.5, four-story dwelling; Greenwich Savings Bank against Jacques Weill and others; B. A. Sands, attorney; Neilson Olcott 2d, referee; due, $6,757.00; taxes, &c., $206.78.

1st Av, 1,808, w s, 25.5 ft s of 98th St, runs w 80 ft x s 50.6 x 25.1x e 100x n 25.4 to beginning, five-story brick tenement and stores; Metropolitan Trust Co. of City of New York against Neal Realty Co. and others; Carter, Ledyard & Milburn, attorneys, 54 Wall St; John H. Regan, referee; due, $16,401.48; taxes, &c., $480.49; mortgage recorded Sept. 1, 1909; Joseph P. Day.

By D. F. Ingraham & Co.

131st St, 18 East, s s, 200.11 ft w of Madison Av, 16.2x96.11, three-story dwelling; New York Trust Co. against Bernhard Malmser and others; Bowers & S., attorneys; Phoenix Ingraham, referee; due, $7,006.06; taxes, &c., $150.84.

By Morgenthau Jr., Co.

110th St, 149 West, s s, 245 ft e of 7th Av, 30x100.11, three-story dwelling; United States Trust Co. against M. L. Roedale and others; Stewart & L., attorneys; E. J. Ledwith, referee; due, $16,264.84; taxes, &c., $302.02.

AT 3,209 THIRD AVENUE.

By Joseph P. Day.

Prospect Av, 3,111, e s, 115 ft s of 181st St, 20x66, two-story frame dwelling and store; M. F. Vandewater against Antonio Galiani and others; J. A. Lane, attorney; H. S. Booth, referee; due, $4,415.22; taxes, &c., $195.

Wednesday, Sept. 23.
AT 14 VESEY STREET.

By Bryan L. Kennelly.

Heath Av, 2,689, w s, 100 ft n of Kings Place, 25x100, three-story dwelling; voluntary sale.

123d St., 9 East, s s, 125 ft e of 5th Av, 25x99.11, four-story tenement; T. C. Sarge against S. H. Jacobs and others; De Witt, L. & D., attorneys; J. J. O'Connell, referee; due, $6,850.62; taxes, &c., $246.

By J. Phillips & Co.

120th St, 302 West, s s, 116 ft w of Amsterdam Av, 22x74.11, five-story flat; Mason Ezberg, executor, against Augusta Rosenberg and others; Kantrowitz & Kantrowitz, attorneys; J. J. Frank, referee; due, $15,814.45; taxes, &c., $400.10.

By Henry Brady.

Amsterdam Av, 2,141, e s, 22 ft n of 106th St, 20x100, two-story dwelling and stores; D. K. De Balzedon and others, trustees, against M. H. Decker and others; P. F. De Rham, attorney; J. F. O'Byrne, referee; due, $12,580.58; taxes, &c., $304.92.

47th St, 330 East, s s, 100 ft w of 1st Av, 25x100.5, five-story tenement and stores; T. C. Dunn and others, executors, against Pauline Heidenreich and others; Dean, Hoyt & M., attorneys; Edward Sandford, referee; due, $15,105.81; taxes, &c., $362.71.

By Herbert A. Sherman.

133d St, 149 West, s s, 265 ft e of 7th Av, 25x99.11, five-story flat; L. Parvisky, trustee, against Amalie Cohn, individually and as executrix; Dixon & L., attorneys; M. J. Dooley, referee; due, $20,965.30; taxes, &c., $282.

By Samuel Marx.

46th St, 258 West, n s, 100 ft e of West End Av, 25x100.5, five-story tenement; S. G. Haddad against J. W. Forges and others; Addison Gardner, attorney; Samson Friedlander, referee; due, $13,901.79; taxes, &c., $450.75.

Thursday, Sept. 24.
AT 14 VESEY STREET.

By Joseph P. Day.

234 St, 185 to 189 East, n s, 54 ft w of 3d Av, 78x26.9, six-story Moriarty Building; voluntary sale.

126th St, 309 to 307 West, n s, 100 ft w of 8th Av, three three-story dwellings, each 17x90.11; voluntary sale.

83d St, 217 West, n s, 180 ft w of 7th Av, 20x76.5, three-story dwelling; executors' sale, estate of Ellen McKibbin, deceased.

84th St, 239 West, n s, 147.11 ft e of 8th Av, 22.11x98.9, three-story building with store; voluntary sale.

84th St, 210 West, s s, 73.1 ft e of Broadway, 26x100.8, one-story building; executrix's sale, estate of Thomas Buckley, deceased.

Elsmere Park, Flushing, L. I., Greenwich Savings Bank, n s, corner of Jasmine St, 44.8x102.9x40x122.6, three-story stucco building; also Oak Av, n s, 84.8 ft e of Bowne Av, 40x80, two-story dwelling; Oak Av, n s, 168.8 ft e of Bowne Av, 40x80, two-story dwelling; voluntary sales.

Long Island City—Borden Av, n s, between Newtown Creek and Review Av, 600x185x irregular, one-story factory; voluntary sale.

AT 3,209 THIRD AVENUE.

By George Price.

Forest Av, 901, w s, 1,054.8 ft s of 163d St, 50.2x175 to Jackson Av, (394 and 396,) three three-story tenements; also

Jackson Av, w s, 1,004.8 ft s of 163d St, 36.3x

REAL ESTATE DIRECTORY—SUBURBAN HOMES

WESTCHESTER COUNTY.

ARDSLEY-ON-THE-HUDSON.

Ardsley-on-the-Hudson, on the Hudson River Division of the New York Central & Hudson River Railroad; 21 miles from Grand Central Station.

FIFTEEN ROOMS.

*Ardsley. 6 acres. 4 baths. $130,000. Fish & Marvin, 527 5th Av.

BRIARCLIFF

Briarcliff, on the Putnam Division of the New York Central & Hudson River Railroad, 27 miles from Grand Central Station.

SEVEN ROOMS.

*†Briarcliff. ¼ acre. 2 bath. $4,800. $30. Fish & Marvin, 527 5th Av.
*Briarcliff Manor. 1-3 acre. $7,000. Fish & Marvin, 527 5th Av.

FOURTEEN ROOMS.

*Briarcliff. 25 acres. 3 baths. $45,000. Fish & Marvin, 527 5th Av.

BRONXVILLE.

Bronxville, on the Harlem Division of the New York Central & Hudson River Railroad, two miles north of Mount Vernon. About all the land adjacent to the village has been purchased by realty interests and developed along dignified and artistic lines.

TEN ROOMS.

*†Lawrence Park West. $18,000. $1,800. Fish & Marvin, 527 5th Av., New York.

TWELVE ROOMS.

*†Aubyn Manor. 1 a. 3 baths. $35,000. $2,000. Fish & Marvin, 527 5th Av.

FOURTEEN ROOMS.

*†Lawrence Park. ¼ a. 3 b. $25,000. $1,800. Fish & Marvin, 527 5th Av.
*¼ acres. 3 baths. $60,000. $2,500. Fish & Marvin, 527 5th Av.

HARTSDALE.

Hartsdale, on the Harlem Division of the New York Central & Hudson River Railroad, 20 miles from Grand Central Station. Of the same general character as Scarsdale and in the same township.

TEN ROOMS.

†Park Road. 150x225. $2,000. Angell & Co., Scarsdale, N. Y.

ELEVEN ROOMS.

†Cooper Road. 150x360. $3,000. Angell & Co., Scarsdale, N. Y.
†Cooper Road. 1½ acres. $2,400. Angell & Co., Scarsdale, N. Y.
*†Greenacres. $32,000. $3,000. Fish & Marvin, 527 5th Av., New York.

MAMARONECK.

Mamaroneck, on the New York, New Haven & Hartford Railroad, 21 miles from Grand Central Station. Rapidly growing into a settlement of permanent commuters. There has been quite a building boom in the outskirts of the town during the past six months.

TWELVE ROOMS.

*Quaker Ridge. 15 acres. $65,000. $4,000. Fish & Marvin, 527 5th Av., New York.

FIFTEEN ROOMS.

*†Orients Point. 9 acres. $150,000. $6,000. Fish & Marvin, 527 5th Av., New York.

MOUNT KISCO.

ELEVEN ROOMS.

*MOUNT KISCO. 3 acres. $25,000. Fish & Marvin, 527 5th Av., New York.

MOUNT VERNON.

Mount Vernon, Westchester County, thirteen miles from the Grand Central Station, on the Harlem Division of the New York Central & Hudson River Railroad, a thriving city of homes, with attractive suburbs, adjoining the New York City line.
T. J. Grant, 14 S. 5th Av., Mt. Vernon, N.Y.

FIVE ROOMS.

*29 N. 10th Av. Plot 80x100. $30.

SIX ROOMS.

*801 So. 7th Av. Plot 50x105. $5,000. T. J. Grant, 14 S. 5th Av., Mt. Vernon, N.Y.

SEVEN ROOMS.

*466 So. 1st Av. Plot 100x105. $30. T. J. Grant, 14 S. 5th Av., Mt. Vernon, N.Y.

NINE ROOMS.

*159 So. 6th Av. Plot 50x105. $6,500; $37. T. J. Grant, 14 S. 5th Av., Mt. Vernon, N.Y.
*868 E. 5th St. Plot 50x100. $65. T. J. Grant, 14 S. 5th Av., Mt. Vernon, N.Y.

TEN ROOMS.

*849 So. 2d Av. Plot 32x100. $7,250. E. Raynaud, City Hall Bldg., Mt. Vernon.
*1842 Tecumseh Av. Plot 50x100. $10,500; $65. E. Raynaud, City Hall Bldg., Mt. Vernon.
*1846 Tecumseh Av. Plot 60x100. $13,000; $90. E. Raynaud, City Hall Bldg., Mt. Vernon.
*Tecumseh Av. Plot 50x100. $9,500; $65. E. Raynaud, City Hall Bldg., Mt. Vernon.

NEW ROCHELLE.

New Rochelle, on the New York, Westchester & Boston Railway, 11 miles from Harlem River station, 133d Street. A rapidly growing community with a population of about 30,000. The town is surrounded by residences, parks and high-class developments.

NINE ROOMS.

*Beachmont Park. $20,000. $150. Pease & Elliman, 340 Madison Av., N. Y.

FOURTEEN ROOMS.

*†Pelham Road. 225. $23,000. $1,800. T. J. Mullen, 218 Market St., Newark.

TWENTY-FOUR ROOMS.

*Premium Point. 6 acres. $115,000. Fish & Marvin, 527 5th Av., New York.

OSSINING.

Ossining, on the Hudson River branch of the New York York Central & Hudson River Railroad. A thriving village, 30 miles from Grand Central Station. Houses rent from $25 to $100 a month.

TEN ROOMS.

*Ossining. 5 acres. $10,000. Fish & Marvin, 527 5th Av., New York.

FOURTEEN ROOMS.

*Ossining. 100 acres. $175,000. Fish & Marvin, 527 5th Av., New York.

PARK HILL.

Park Hill, Putnam Division of New York Central Railroad. One of the most attractive developments of the New York suburbs. Founded in 1888 by the American Real Estate Company.

FIVE ROOMS.

Bayley Av., Lawrence Property Apts. $420. Amer. R. E. Co., 527 5th Av., N. Y. City.

TEN ROOMS.

*Van Cortlandt Park Av. $22,000. Amer. R. Es. Co., 527 5th Av., N. Y. City.

ELEVEN ROOMS.

*Rockland Av. $15,500. Amer. R. E. Co., 527 5th Av., N. Y. City.

PELHAM.

The Pelhams, on the New York, New Haven & Hartford Railroad, 11 miles from Grand Central Station. Pelhamwood and Pelham Heights lie on either side of the main line, while Pelham Manor lies on the water front. One of the choicest residential sections about New York.

THIRTEEN ROOMS.

*†Pelham Manor. Fowler Av. $50,000. $2,000. Fish & Marvin, 527 5th Av., New York.

SIXTEEN ROOMS.

*†Pelham Heights. 1 acre. $50,000. $3,000. Fish & Marvin, 527 5th Av., New York.

PORT CHESTER.

Port Chester, on the New York, New Haven & Hartford Railroad, twenty-six miles from Grand Central Station, lying directly on the border line between Westchester County and Connecticut.

TEN ROOMS.

*Westchester Av. $16,000. Fish & Marvin, 527 5th Av., New York.

THIRTEEN ROOMS.

*†Byram Shore. 2 acres. $50,000. $2,500. Fish & Marvin, 527 5th Av., New York.

FOURTEEN ROOMS.

*†Westchester Av. 5 acres. $35,000. $2,500. Fish & Marvin, 527 5th Av., New York.

RIVERDALE-ON-THE-HUDSON

Riverdale-on-the-Hudson, one of the most attractive settlements within the city limits.

TEN ROOMS.

†246th St. Rent, $1,800. Delafield Estate, 27 Cedar St.
*246th St. West 3 acres. $2,000. Delafield Estate, 27 Cedar St.
*Waldo Av. & 248th St. $28,500. Delafield Estate, 27 Cedar St.
†Waldo Av., nr. 246th St., Riverdale. $1,800. Delafield Estate, 27 Cedar St.

RYE

Rye, on the New York, New Haven & Hartford Railroad, 25 miles from Grand Central Station. A fashionable residence community.

TEN ROOMS.

*†Grace Church St. $25,000. $1,500. Pease & Elliman, 340 Madison Av., N. Y.

SIXTEEN ROOMS.

*†Highland Road. 2 acres. $70,000. $4,000. Fish & Marvin, 527 5th Av., New York.

SCARBOROUGH.

ELEVEN ROOMS.

*†Scarborough. 4 acres. $23,000. $125 ma. Fish & Marvin, 527 5th Av., New York.

TWELVE ROOMS.

*†Scarborough. 10 acres. $35,000. $200 mo. Fish & Marvin, 527 5th Av., New York.

SCARSDALE.

Scarsdale, on the New York Central & Hudson River Railroad, 19 miles from Grand Central Station. A high-class development in one of the most picturesque sections of Westchester County.

*†Arthur Manor. Plot 2 acres. $15,000-$30. T. J. Grant, 14 So. 5th Av., Mt.Ver'n, N.Y.

SIX ROOMS.

*Arthur Manor. 50x100. $4,700. Angell & Co., Scarsdale, N. Y.

SEVEN ROOMS.

*Tuckahoe Road. 1 acre. $13,500. Angell & Co., Scarsdale, N. Y.
*Tuckahoe Road. 1 acre. Unfur. $25 ma. Angell & Co., Scarsdale, N. Y.

EIGHT ROOMS.

*Scarsdale Av. 60x90. $8,750. Angell & Co., Scarsdale, N. Y.

NINE ROOMS.

*Boulevard. 50x150. $6,500. Angell & Co., Scarsdale, N. Y.
†Post Road. $35 month. Angell & Co., Scarsdale.

TEN ROOMS.

*†Overhill Tract. ¼ acre. $18,000. $1,800. Fish & Marvin, 527 5th Av., New York.
*The Grange. 1 1-10 acres. $15,000. Fish & Marvin, 527 5th Av., New York.

ELEVEN ROOMS.

*Autenrieth Road. ¾ acre. $18,500. Angell & Co., Scarsdale, N. Y.
†Overhill Road. 100x150. $1,200. Angell & Co., Scarsdale, N. Y.

TWELVE ROOMS.

*Drake Road. 220x200. Two baths. $25,000. Angell & Co., Scarsdale, N. Y.
†Popham Road. One acre. Fur. $2,000 year. Angell & Co., Scarsdale, N. Y.

THIRTEEN ROOMS.

*Overhill Road. 150x200. 2 baths. $15,000. Angell & Co., Scarsdale, N. Y.

FOURTEEN ROOMS.

*†Murray Hill. ½ acre. $30,000. $2,500. Fish & Marvin, 527 5th Av., N. Y.

SIXTEEN ROOMS.

†White Plains Road. 2 acres. $3,000. Angell & Co., Scarsdale, N. Y.

EIGHTEEN ROOMS.

†Garth Estate. 20 acres. $1,800. Angell & Co., Scarsdale, N. Y.

SUFFERN.

SEVEN ROOMS.

†Suffern. 200x251. $10,000. Leo Burg, 30 West 35d St.

TUCKAHOE.

Tuckahoe, on the Harlem Division of the New York Central & Hudson River Railroad, one station north of Bronxville, and 15 miles from Grand Central Station.

SIX ROOMS.

Maple St. Plot 5 acres. $50. T. J. Grant, 14 So. 5th Av., Mt.Ver'n, N.Y.

WHITE PLAINS.

White Plains, on the Harlem Branch of the New York Central & Hudson River Railroad, twenty-two miles from Grand Central Station.

EIGHT ROOMS.

*Davis Av. $5,800. R. F. Hull, 5 Court St., White Plains, N.Y.
*South Broadway. $9,000. R. F. Hull, 5 Court St., White Plains, N.Y.

YONKERS.

Yonkers, on the Hudson River Division of the New York Central & Hudson River Railroad, 14 miles from Grand Central Station. The largest city in Westchester County and part of the port of New York. Covers an area of 20 square miles. Offers a wide range of choice in the selection of homes.

FOUR ROOMS.

*Yonkers, 378 So. B'way. Lafayette. $360. Vauban Realty Company, on premises.

FIVE ROOMS.

*Yonkers, 378 So. B'y. Lafayette. $450-$480. Vauban Realty Company, on premises.

NINE ROOMS.

*Morsemere Place, 88. $10,000. River View Bldg. Co., 13 & 713 No. B'way.

LONG ISLAND.

BAYSIDE.

Bayside, on the North Shore Division of the Long Island Railroad, 12 miles from Pennsylvania Station, Thirty-third Street and Seventh Avenue, New York.

EIGHT ROOMS.

*Elmwood Av., near Palace B. $7,000. McKnight Realty Co., 347 5th Av., N. Y.

BEECHHURST.

Beechhurst, on the North Shore Division of the Long Island Railroad, 13 miles from New York City.

SIX ROOMS.

*90th St., 9. $4,500. Samuel Eichen, 243 West 34th St., N. Y.

TO LET FOR BUSINESS PURPOSES.

Cheapest and Nearest to 5th Avenue
STORE 14 x 67
Or More Space if Desired.
1 EAST 53D ST.
OR YOUR OWN BROKER.

STORES

980 WEST 50TH ST.	$900
154 AND 156 WEST 32D ST.	$1,200- 1,800
295 8TH AV., NEAR 24TH ST.	1,800
BROADWAY, NEAR READE.	4,500
158 WEST 34TH ST.	1,800

LOFTS

265 8TH AV., TOP LIGHT	$48
11 EAST 22D ST. 20x100.	1,200
6 WEST 29TH ST. 25x80.	1,000
31 WEST 31ST ST. 24x100.	1,800
23 WEST 32D ST. 1st LOFT. 22x100.	1,200
380 WEST 50TH ST. 20x80.	600

MANY OTHERS—ALL LOCATIONS.
AMES & CO., 26 W. 31st.

TO LET.
STORE—115 Feet Deep 42 UNION SQUARE
APPLY ON PREMISES, OR
J. E. WHITAKER, 8,166 Broadway, (726 St.)

BELLAIRE GARDENS.

Bellaire Gardens, adjoining Hollis, on the main line of the Long Island Railroad, about 18 miles from Pennsylvania Station, Thirty-third Street and Seventh Avenue, New York.

SIX ROOMS.

*†Hollis Av.-Euclid Av. $5,000. $480. G. R. Stewart, Bellaire Gardens.

EIGHT ROOMS.

*†Euclid Av.-Queens Parkway. $6,500. $420. G. R. Stewart, Bellaire Gardens.
*†Hollis & Euclid Avs. $12,000. $1,200. G. R. Stewart, Bellaire Gardens.

FREEPORT.

Freeport, on the Montauk Division of the Long Island Railroad, twenty-four miles from New York City.

NINE ROOMS.

*Ray St., 182. Plot, 60x150. $7,500. Clarence A. Edwards, Freeport, N. Y.
*Nassau Av. and Suffolk St. $8,500. J. Randall Co., 6 Brooklyn Av., Freeport.

TEN ROOMS.

*S. w. corner Ocean Av. and King St. $4,500. John J. Randall Co., 6 B'klyn Av., Free't.

THIRTEEN ROOMS.

*N. w. corner Mer'k Road & Mad. Av. $5,800. J. Randall Co., 6 Brooklyn Av.

JAMAICA.

Jamaica, on the main line, Long Island Railroad, eleven miles from New York City.

SEVEN ROOMS.

*Hollis, Fishkill, nr. Atlantic. 45x100. $5,700. F. W. Scutt, 336 Fulton St.

EIGHT ROOMS.

*†Hollis, F'v'w, n. Hillside. 60x100. $9,000-$60 F. W. Scutt, 336 Fulton St.
*Hollis, Fishkill, n. Chichester. 40x190. $5,800 F. W. Scutt, 336 Fulton St.
*Middletown St., 72. $7,250. Everett Realty & Con. Co., Flatiron Bldg.
*Shelton Av., 52 Middletown St. $7,000. Everett Realty & Con'st Co., Flatiron Bld.

NINE ROOMS.

*†Hollis, C'ch'r & Fishkill. 40x100. $6,000-$45 F. W. Scutt, 336 Fulton St.
*†Hollis, C'ch'r, n W.P.Av. 40x100. $5,800-$40 F. W. Scutt, 336 Fulton St.
*Middletown St., 62. $7,500. Everett Realty & Con. Co., Flatiron Bldg.
*Middletown St., 66. $7,950. Everett Realty & Con. Co., Flatiron Bldg.
*Middletown St., 60. $7,000. Everett Realty & Con. Co., Flatiron Bldg.
*Shelton Av., Middletown St., 59. $7,750. Everett R'lty & Const. Co., Flatiron Bldg.
*Shelton Av., Middletown St., 61. $7,800. Everett R'lty & Const. Co., Flatiron Bldg.
*Shelton Av., 55 Middletown St. $7,000. Everett R'lty & Const. Co., Flatiron Bldg.

TEN ROOMS.

*Middletown St., 57. $7,950. Everett Realty & Con. Co., Flatiron Bldg.
*Middletown St., 64. $8,150. Everett Realty & Con. Co., Flatiron Bldg.
*Middletown St., 65. $8,000. Everett Realty & Con. Co., Flatiron Bldg.

WESTBURY.

Westbury, on the main line, Long Island Railroad, twenty-three miles from New York City.

TEN ROOMS.

*Westbury, Henry St., nr. Maple Av. $8,000. H. Pierson & Co., 309 Flatbush Av.

ELEVEN ROOMS.

*Westbury. Plot 80x140. $8,500. Henry Pierson, Westbury, L. I.

WHITESTONE.

Whitestone, on the North Shore Division of the Long Island Railroad, twelve miles from New York City.

SIX ROOMS.

*5th St., nr. 7th Av. $4,250. McKnight Realty Co., 347 5th Av., N. Y.

WOODHAVEN.

ELEVEN ROOMS.

*Woodhaven, Woodhaven Av., 1,469. $8,500. Henry Pierson & Co., 309 Flatbush Av.

NEW JERSEY.

ARLINGTON.

Arlington, on the Greenwood Lake Division, eight miles from New York City.

EIGHT ROOMS.

16 Bellville Turnpike. $5,200. Crowley-O'Brien Co., 21 Clinton, Newark.

BLOOMFIELD.

Bloomfield, on the Greenwood Lake Division, 12 miles from New York City.

SEVEN ROOMS.

54 Maolis Av. $4,800. Rent $31. Modern Con. C., 207 Market St., Newark.

EIGHT ROOMS.

*144 Berkeley Av. $6,700. R. B. Stoutenburgh, 9 Clinton St., Newark
*123 Smith St. Plot 87x120. $4,500-$350. E. J. Maier, 764 Broad St., Newark, N. J.

TEN ROOMS.

*†76 Oakland Av. $8,500. $55 month. R. B. Stoutenburgh, 9 Clinton St., Newark

TWELVE ROOMS.

†27 Berkeley Heights. $3,000. $50. R. B. Stoutenburgh, 9 Clinton St., Newark

TO LET FOR BUSINESS PURPOSES.

Cameron Building
185-87 Mad. Av.—N. E. Cor. 34th St.
Two Entire Floors
containing 8,000 sq. ft., to rent together or separately.
Also Offices Single or en Suite.
Malcolm E. Smith & Co., Agents,
185 Madison Ave. Murray Hill 2685.
Full commission to Brokers.

Small Spaces TO LET IN BIG 100 x 100 BLDG.
134 W. 29 SOLTMANN 7960 MAD. SQ.
FLOOR NOW BEING SUBDIVIDED.
If interested, apply promptly as there are very few 100x100 fireproof buildings having spaces for tenants requiring small sections.

Columbus Av. Corner Store,
S. W. Cor. 101st Street, Near New "L" Station.
EXCEPTIONAL LOCATION. BUSIEST PART OF AVENUE. GOOD FOR ANY BUSINESS.
Particularly Drug, Dry Goods or Bank
Size 19x90. Rent reasonable. See
CHAS. S. KOHLER,
901 Columbus Avenue, cor. 104th.

LOFTS TO LET
WITH POWER
IN
MEINKEN BLDG.
18TH TO 14TH AND WASHINGTON STS.
LIGHT ON FOUR SIDES.
First loft, 100x50, $2,000, including 10 H. P. WILL DIVIDE. BROKERS PROTECTED. Apply to Engineer, 427 West 12th St., or 'phone Gresley 3750, or Morningside 7144.

143 & 145 East 31st St.
TO LEASE.
5-story and 3-story Building
on plot 5,500 square feet; low rent to good tenant.
F. & G. PFLOMM,
9 West 29th Street.

EAST ORANGE.

East Orange, on the Greenwood Lake Division, 12 miles from New York City.

TWO ROOMS.

Park Av., Prospect Pl., 80. $480. C. H. Stiger, opp. Brick Church Station.

FOUR ROOMS.

Grove & William St. Standish Arms. $420. C. H. Stiger, opp. Brick Church Station.
Lenox Av., Burnet St. $360. C. H. Stiger, opp. Brick Church Station.

FIVE ROOMS.

Essex St., Washington St., $1. $600. C. H. Stiger, opp. Brick Church Station.

SEVEN ROOMS.

*Halstead St., 342. $3,650. T. S. Van Horn, 786 Broad St., Newark.
Maplewood, Onwood Place. $7,500; $50. C. H. Stiger, opp. Brick Church Station.
Prospect St., Park Av. $800. C. H. Stiger, opp. Brick Church Station.
*Wilcox Pl., S. 40x100. $5,150. T. S. Van Horn, 786 Broad St., Newark.
*†205 Amherst St. $5,000. $35. C. A. Westervelt, 220 Bway, N. Y. City.

EIGHT ROOMS.

Midland Av., 82. Plot 35x100. $7,000; $40. C. H. Stiger, opp. Brick Church Station.
Park Av., 80 Prospect St. $840. C. H. Stiger, opp. Brick Church Station.

NINE ROOMS.

*William St., 38. 25x100. $5,700. G. A. Manning, 38 William St.
Washington Terrace, Chelsea Place. $500. Carl H. Stiger, Brick Church, E. Orange.

TEN ROOMS.

*Mitchel Pl., 14. Plot 35x95. $7,000. T. S. Van Horn, 786 Broad St., Newark.
South Burnett St. Plot 50x150. $8,000; $55. C. H. Stiger, opp. Brick Church Station.

ELEVEN ROOMS.

Evergreen Place. Plot 50x150. $50. C. H. Stiger, opp. Brick Church Station.
Park Av., Washington Terrace. $720. Carl H. Stiger, Brick Church, E. Orange.

TWELVE ROOMS.

*St. Maple Av., 41. $10,500. T. S. Van Horn, 786 Broad St., Newark.

THIRTEEN ROOMS.

Centre St. Plot 100x200. $25; $1,800. C. H. Stiger, opp. Brick Church Station.

NEW JERSEY.

EL MORA.

El Mora, on the Central Railroad of New Jersey, main line to Somerville, 13 miles from New York City.

SIX ROOMS.

*Elizabeth, Sum. Rd. & Park Av. $5,500. J. W. Doolittle, Woolworth Bldg.

FOREST HILL.

Forest Hill, Greenwood Lake Division, 10 miles from New York City.

NINE ROOMS.

699 Ridge St. $45. E. J. Maier, 764 Broad St., Newark, N. J.
Highland & Berkley Avs. $75. E. J. Maier, 764 Broad St., Newark, N. J.

GLEN RIDGE.

Glen Ridge, on the Delaware, Lackawanna & Western Railroad, Newark & Bloomfield Branch, thirteen miles from New York City.

NINE ROOMS.

†Douglas Rd. 50x150. $35. H. H. Connolly & Co., Montclair, N. J.

TEN ROOMS.

*†Ridgewood Av., plot 100x420. $15,000-$1,000. H. H. Connolly & Co., Montclair, N. J.

ELEVEN ROOMS.

*†N. Fulton Av., 224. $9,500. $65. T. J. Grant, 14 So. 5th Av., Mt.Ver'n, N.Y.
†So. 8th Av., 130. 50x105. $50. T. J. Grant, 14 So. 5th Av., Mt.Ver'n, N.Y.

MILBURN.

Milburn, on the Delaware, Lackawanna & Western Railroad, 15 miles from New York City.

*1 Wyoming Av. $5,500. G. L. Meson, Wyoming, N. Y.

JERSEY CITY.

THIRTEEN ROOMS.

*Clark Av., 66. Plot 25x100. $4,000. J. Schloss, 800 Ordway Bldg., Newark.

LAKE MAHOPAC.

TWELVE ROOMS.

*Lake Mahopac. 220 acres. $32,000. Fish & Marvin, 527 5th Av., New York.

LYONS FARMS.

Lyons Farms, a small town in Union County, adjacent to Elizabeth, about 13 miles from New York City.

TWELVE ROOMS.

*77 Hollywood Av. $4,600. T. S. Van Horn, 786 Broad St., Newark.

UPPER MONTCLAIR.

*Upper Montclair. Plot 60x160. $7,800. T. F. Roche, 44 Spring St.

MANHATTAN—FOR SALE OR TO LET.

$7,000 CASH
will buy business building on Lexington Av., near 59th St. Subway station will be at the door. Opportunity for a good speculation or permanent investment.
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West Side.

Magnificent Residence
Inquire on premises,
No. 45 West 74th Street.

AN UNUSUAL BARGAIN.
218 West 78th St.
For Sale—Modern 4-story and basement brownstone dwelling; attractive interior arrangement; convenient to Subway and street cars; price $22,000; mortgages to suit; caretaker on premises. PEASE & ELLIMAN, 165 West 72d St. Tel. 8208—Col.

East Side.

39TH ST., NEAR PARK AV.
Modernized Murray Hill Residence, 5-Story American Basement.
Size 20x50, with a 2-story extension; lot 98.9. Price $45,000, or will lease for $3,000.
F. B. Robert, 150 Broadway.

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OPPORTUNITY FOR RICH MAN
Have 1,500 very choice lots to exchange for improved property. They are not on Long Island or State Island or in Jersey or any out-of-the-way place, but right in New York City at a Subway station. Can be sold at auction like hot cakes at $1,000 each. Principals only. DAVID STEWART, 208 Broadway, New York.

MADISON.

Madison, on the Morris & Essex Division of the Delaware, Lackawanna & Western Railroad, 27 miles from New York City.

SIX ROOMS.

*Madison, Glendale Rd. 50x150. $5,800. Allabough & Son, 150 Nassau St.
*140 Ridgewood Av. 110x220. $5,700. T. S. Van Horn, 786 Broad St., Newark.

SEVEN ROOMS.

*Madison, Ferndale Road. 50x157. $6,500. Allabough & Son, 150 Nassau St.
*Madison, Fairwood Road. 50x150. $5,000. Allabough & Son, 150 Nassau St.

EIGHT ROOMS.

*Madison, Forest Road. 50x157. $7,500. Allabough & Son, 150 Nassau St.
*Madison, Main Av. Plot 12 acres. $15,500. Allabough & Son, 150 Nassau St.

TEN ROOMS.

*Madison, Woodside Road. 50x150. $6,800. Allabough & Son, 150 Nassau St.

MAPLEWOOD.

Maplewood, on the Delaware, Lackawanna & Western Railroad, 16 miles from New York City.

SEVEN ROOMS.

†Milton St. 50x100. $35. G. M. Strauss, Model Pk. Maplewood, N.J.
†Oakdale Av. Plot 75x100. $4,800. J. Schloss, Model Park, Maplewood, N. J.
†Rosedale Av. 100x100. $35. Wm. Coffin, Maplewood, N. J.
†45 Baker St. $5,000. $45. R. B. Stoutenburgh, 9 Clinton St., Newark

EIGHT ROOMS.

Roland Av. Plot 50x100. $7,000. J. Schloss, Model Park, Maplewood, N. J.
†Rosedale Av. Plot 50x150. $50. J. Schloss, Model Park, Maplewood, N. J.

MONTCLAIR.

Montclair, on the Greenwood Lake Division, 15 miles from New York City.

SEVEN ROOMS.

†410 No. Willow St. $30. Thomas Roche, 44 Spring St.
†11 Burnside St. $45. Simpson-Merritt Co., 42 Spring St.
†213 Valley Road. $60. Simpson-Merritt Co., 42 Spring St.
11 Bradford Place. $65. H.H.Connolly&Co.,opp.Lack.Sta.,Montclair.
Godfrey Road, 5. $6,500. T. F. Roche, 44 Spring St.
5 Oxford St. $6,500; $50. Thomas F. Roche, 44 Spring Street.
Walnut Crescent. $4,900; $35. T. F. Roche, 44 Spring St.

EIGHT ROOMS.

*96 Bellevue Av., plot 62x230. $8,500-$75. H. H. Connolly & Co., Montclair, N. J.
*†181 Valley Road. $50. Thomas Roche, 44 Spring St.
Church St., 45. $45. T. F. Roche, 44 Spring St.
Fairfield St., 40. $50. T. F. Roche, 44 Spring St.
Willow St., 29. $40. T. F. Roche, 44 Spring St.

NINE ROOMS.

Berkly Pl., 20. $8,500-$60. T. F. Roche, 44 Spring St.
†Elm St., plot 50x160. $55. H. H. Connolly & Co., Montclair, N. J.
†141 N. Mountain Av. Rent $900. Simpson-Merritt Co., 42 Spring St. M'clair
†59 Brookfield Road. $60. Simpson-Merritt Co., 42 Spring St.
†118 Chestnut St. $70. Simpson-Merritt Co., 42 Spring St.
†137 North Mountain Av. $82.25. Simpson-Merritt Co., 42 Spring St.
145 Lincoln St. $70. Thomas F. Roche, 44 Spring Street.
No. Fullerton Av., nr. Aubrey Rd. $8,500-$60. T. F. Roche, 44 Spring St.
Grove Terrace, 10. $6,500-$50. T. F. Roche, 44 Spring St.
Hathaway Pl., 37. $6,000-$40. T. F. Roche, 44 Spring St.
Lincoln St., 145. $70. T. F. Roche, 44 Spring St.
No. Fullerton Av., 343. $60. T. F. Roche, 44 Spring St.

TEN ROOMS.

†20 Berkely Place. $65. T. F. Roche, 44 Spring St.
*†Cooper Av., plot 60x160. $9,500-$900. H. H. Connolly & Co., Montclair, N. J.
†3 Hawthorne Place. $65. T. Roche, 44 Spring St.
*†Mountain Av., plot 75x150. $10,500-$70. H. H. Connolly & Co., Montclair, N. J.
*†Orange Road, plot 60x170. $9,500-$900. H. H. Connolly & Co., Montclair, N. J.
†158 Valley Road. $52.50. Simpson-Merritt Co., 42 Spring St.
†170 Valley Road. $100. Simpson-Merritt Co., 42 Spring St.
†283 Valley Road. $50. Simpson-Merritt Co., 42 Spring St.
22 Gates Av. $9,500; $65. Thomas F. Roche, 44 Spring Street.
Cottage Place, 16. $35. T. F. Roche, 44 Spring St.
Draper Terrace, 26. $100. T. F. Roche, 44 Spring St.
Forest St., 24. $50. T. F. Roche, 44 Spring St.
Midland Av., 164. $15,000-$100. T. F. Roche, 44 Spring St.

ELEVEN ROOMS.

*†Park St. Plot 90x170. $13,000. $1,200. H.H.Connolly&Co.,opp.Lack.Sta.,Montclair.
*†Elm St. $15,500, $1,200. H. S. Connolly & Co., Montclair.
†117 Chestnut St. $900. Simpson-Merritt Co., 42 Spring St.,M'clair.
†172 Park St. $100. Simpson-Merritt Co., 42 Spring St.
†197 Walnut St. $60. Simpson-Merritt Co., 42 Spring St.

BROOKLYN—FOR SALE OR TO LET.

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Easy Housekeeping Homes
Eastern Parkway Heights
Highest Elevation in Brooklyn.
Union Street, Between Rogers and Nostrand Avenues.
The most successful type of dwelling ever built in Brooklyn. Take either St. John's Place, Rogers Avenue, Ocean Avenue, Nostrand Avenue, or Lorimer Street trolley. **Station of Eastern Parkway Subway now building is only half block from property.**
Two stories and cellar, handsome stone front—porches front and rear—9 rooms and bath, hot water heat, instantaneous gas water heater—electric lights, tiled mantel and hearth—hardwood floors and hardwood trim throughout—kitchen and bathroom floors and walls tiled.
Terms $1,000 Cash
Balance $60 monthly to cover interest on Bank Mortgage of $5,500—5% and interest and principal on remainder; thereby paying off $2,500 of principal in 6 years and 40 months. Savings bank accounts taken in payment.
Realty Associates, 162 Remsen Street,
Builders of Easy Housekeeping Homes.
Capital and Surplus, $5,000,000. Phone Main 6480, Brooklyn, N. Y.

PETER J. COLLINS' NEW
Rutland Road
Houses, adjoining Flatbush Av., block from Prospect Park express station, B. R. "L." and six car lines. Location ideal.
Beautiful Brick and Stucco ONE FAMILY HOUSES.
EASY HOUSEKEEPING PLAN.
Nine large rooms, tiled bath & kitchen, electric light, steam heat, parquet floors, laundry, extra toilet in cellar; maid's room and billiard room on third floor.
Price $8,750. Terms to Suit

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Now is the time to buy choice corners at subway stations on White Plains Av., if you want a safe investment and want to double your money in three years.
DAVID STEWART, 208 Broadway.

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ESTABLISHED 1888 NEWARK N.J. TEL. 1500 MARKET.
B'LD'G.
Largest Real Estate Office in the State.

MONTCLAIR.

ELEVEN ROOMS.

Clover Hill Place, 26. $8,500-$65. T. F. Roche, 44 Spring St.
Forest St., 26. $8,750. T. F. Roche, 44 Spring St.
Gates Av., 22. $10,000-$65. T. F. Roche, 44 Spring St.

TWELVE ROOMS.

*†Elm St., 105. Plot 125x250. $16,000. $100. H.H.Connolly&Co.,opp.Lack.Sta.,Montclair.
†105 Upper Mountain Av. $225. Simpson-Merritt Co., 42 Spring St.
Grove St., 95. $7,500-$55. T. F. Roche, 44 Spring St.
Up. Mountain Av., 16. $150. T. F. Roche, 44 Spring St.
Walnut St., 89. $6,500. $45. T. F. Roche, 44 Spring St.

FOURTEEN ROOMS.

†203 Orange Av. $3,000. Simpson-Merritt Co., 42 Spring St., M'clair.
†68 Prospect St. $125. Simpson-Merritt Co., 42 Spring St.
Upper Mountain Av., 322. $85. T. F. Roche, 44 Spring St.

SIXTEEN ROOMS.

181 Valley Road. $18,000; $50 a side. Thomas F. Roche, 44 Spring Street.

EIGHTEEN ROOMS.

46 Walnut St. $16,000; $100. Thomas F. Roche, 44 Spring Street.

MOUNTAIN LAKES.

TEN ROOMS.

*Mountain Lakes. Wm. Burdick, 253 Broadway.

NEWARK.

Newark, on the Erie and Pennsylvania Railroads, 9 miles from New York City.

FOUR ROOMS.

South 7th St., 344. $20. E. J. Maier, 764 Broad St., Newark.

FIVE ROOMS.

†Montclair Av., 61. $25. E. J. Maier, 764 Broad St., Newark.

SIX ROOMS.

*Elizabeth Av., 123. $18 per month. Wm. Bonnett, 420 Morris Av., Newark.
*Lee Place, 25. $234. $6,200. Lowy & Co., 800 Broad St., Newark, N. J.
*†Shanley Av., 18. $312. $7,000. Lowy & Co., 800 Broad St., Newark, N. J.
†Astor St., 56. $20. E. J. Maier, 764 Broad St., Newark.
†Grafton Av., near Summer Av. $25. E. J. Maier, 764 Broad St., Newark.
†Mt. Prospect and 23 Av. $50. E. J. Maier, 764 Broad St., Newark.
Verona Av., 307. $37.50. E. J. Maier, 764 Broad St., Newark.

NEWARK.

SEVEN ROOMS.

*41 Lehigh Av. $8,000. F. J. Bock, 207 Market St., Newark.
*†70 Shepherd Av. $6,250. Weequahic P., L. & I. Co., 207 Mkt. St., Newark
*†Clinton Av., 179. $6,500. $32.50. Lowy & Co., 800 Broad St., Newark, N. J.
*Lake St., 150. Plot 25x100. $3,500. S. S. Van Horn, 786 Broad St., Newark.
*†Leo Place, 24. $6,200. $27. Lowy & Co., 800 Broad St., Newark, N. J.
*†Leo Place, 34. $6,500. $27. Lowy & Co., 800 Broad St., Newark, N. J.
†Summer Av., 453. $35. Lowy & Co., 800 Broad St., Newark, N. J.
†33 Isabella Av. $5,000. $450 year. H. D. Sullivan Co., 207 Mkt. St., Newark.
*265 Meeker Av. $11,000. 207 Market St., Newark, N. J.

EIGHT ROOMS.

†Clifton and Grafton Avs. $60. E. J. Maier, 764 Broad St., Newark

REAL ESTATE DIRECTORY—SUBURBAN HOMES

NEWARK.

FOURTEEN ROOMS.

*700 Tracy Av. $6,900. $634 year.
H. D. Sullivan Co., 207 Market, Newark.
*1140 Peshine Av., $6,125. $780 year.
H. D. Sullivan Co., 207 Market, Newark.
*1261 North 5th St. $5,500. $612.
Feist & Feist, 725 Broad St., Newark.
*Prospect Av., 550. Plot 60x130. $26,000.
E. J. Maier, 764 Broad St., Newark.

SIXTEEN ROOMS.

*Clifton Av., 819. Plot 50x120. $12,000.
E. J. Maier, 764 Broad St., Newark.

SEVENTEEN ROOMS.

*Washington Av., 406. $6,000.
E. J. Maier, 764 Broad St., Newark.

EIGHTEEN ROOMS.

*185 Pearl & Prop't Ave. Plot 100x250. $200.
E. J. Maier, 764 Broad St., Newark, N. J.

NUTLEY.

Nutley, on the Newark Branch of the Erie Railroad, 14 miles from New York City.

EIGHT ROOMS.

*Rutgers Place, 82. Plot 100x150. $9,800.
E. J. Maier, 764 Broad St., Newark, N. J.

NINE ROOMS.

*22 Weston St. $4,200. $35.
Blasberg & Siegler, 40 Clinton, Newark.

TEN ROOMS.

*61 Rutgers Place. 75x248. $6,325.
T. S. Van Horn, 756 Broad St., Newark.

TWELVE ROOMS.

*Cathedral Terrace. Plot 100x150. $15,000.
E. J. Maier, 764 Broad St., Newark, N. J.

ORANGE.

Orange, on the Greenwood Lake Division of the Erie Railroad, 13 miles from New York City.

ELEVEN ROOMS.

*182 Tremont. $17,000. Rent, $1,200.
R. B. Stoutenburgh, 9 Clinton St., Newark.

RIDGEWOOD.

TEN ROOMS.

*Ridgewood, Heights Road: 105x210. $18,000.
Bookhout Bros., 41 Liberty St.

TWELVE ROOMS.

*Ridgewood, N. Maple Av., 2½ acres. $1,200.
Bookhout Bros., 41 Liberty St.

RUTHERFORD.

Rutherford, on the Erie Railroad main line, ten miles from New York City.

SEVEN ROOMS.

*Montrose & Sydney Aves. $6,000.
L. V. Sinsabaugh, Shafer Bldg. 20 P. Av.
*Summit Av., 409. $10,500.
L. V. Sinsabaugh, Shafer Bldg. 20 P. Av.

SHORT HILLS.

TEN ROOMS.

*Short Hills; plot 100x175. $14,000-$1,400.
Security Realty Co., 165 Broadway.

ELEVEN ROOMS.

*Short Hills, ½ plot, 85x175. $15,000; $1,500.
Security Realty Company, 165 Broadway.

TWELVE ROOMS.

*Short Hills; plot 100x175. $15,500; $1,200.
Security Realty Company, 165 Broadway.

FOURTEEN ROOMS.

*Short Hills; plot 100x200. $18,000; $1,200.
Security Realty Company, 165 Broadway.

SOUTH ORANGE.

South Orange, on the Morris & Essex Division of the Delaware, Lackawanna & Western Railroad, 15 miles from New York City.

TEN ROOMS.

Summit Av., 452. $14,500.
R. B. Stoutenburgh, 9 Clinton St., Newark.

ELEVEN ROOMS.

*Montrose Av., 350. $15,000.
R. B. Stoutenburgh, 9 Clinton St., Newark.

TWELVE ROOMS.

*South Orange Av., Centre St. $1,800.
Carl H. Stiger, Brick Church, E. Orange.

SPRING VALLEY.

SIX ROOMS.

*Spring Valley. Plot 6½ acres. $7,000.
Bookhout Bros., 41 Liberty St.

SUMMIT.

Summit, on the Delaware, Lackawanna & Western Railroad, 21 miles from New York City.

SEVEN ROOMS.

*Hudson Blvd. & Sip Av. $35-$05.
Joseph A. O'Connor, 737 Montgomery St.
*Summit Av. $20.
E. Jobs, 81 Union Pl., Summit, N. J.

EIGHT ROOMS.

*Walnut St. $38.
E. Jobs, 81 Union Pl., Summit, N. J.

NINE ROOMS.

*Hawthorne Place. $65.
E. Jobs, 81 Union Pl., Summit, N. J.
*Mountain Av. $54.
E. Jobs, 81 Union Pl., Summit, N. J.
*Primrose Place, 1. $17,800.
E. Jobs, 81 Union Pl., Summit, N. J.

TEN ROOMS.

*Summit. $6,500.
H. Porter, East Orange, N. J.
Passaic Av. $90.
E. Jobs, 81 Union Pl., Summit, N. J.

ELEVEN ROOMS.

*Oak Ridge Av. $80.
E. Jobs, 81 Union Pl., Summit, N. J.

VERONA.

Verona, on the Greenwood Lake Division, twenty-two miles from New York City.

TEN ROOMS.

*Fairview & Personett Avs. $21,000.
R. B. Stoutenburgh, 9 Clinton St., Newark.

WEST NEW YORK.

West New York, Hudson County, N. J., adjacent to Hoboken.

SIX ROOMS.

*19th St. 402. $250.
F. Kuhlmann, Hudson Av. & 19th St., W. N. Y.

WEST ORANGE.

West Orange, on the Greenwood Lake Division of the Erie Railroad, 14 miles from New York City.

THIRTEEN ROOMS.

*Chestnut Av., 61. $30,000. $1,500.
R. B. Stoutenburgh, 9 Clinton St., Newark.

FOURTEEN ROOMS.

*Eagle Rock & Prospect. $38,000.
F. McL. Merrill Co., Inc., 9 E. 44th St., N. Y.

FIFTEEN ROOMS.

*Putnam & Gregory. $45,000.
F. McL. Merrill Co., Inc., 9 E. 44th St., N. Y.

CONNECTICUT.

TWELVE ROOMS.

*Greenwich, Dublin Road. $35,000. $4,000.
Fish & Marvin, 527 Fifth Av.

NEW YORK STATE—SALE OR LET.

133-Acre Farm, $3,200.

2 Horses, 10 Cows Included.

Big money-maker, completely equipped, immediate income; delightful home; cosy, comfortable 8-room farmhouse, photograph shows one corner; 60 fertile acres producing great crops, splendid pasture for 30 cows, 20 acres valuable wood and timber, sugar maple grove, young orchard of 250 trees; splendid big barn, poultry house; fine location; immediate sale imperative; hence 5 horses, 10 cows, wagon, and farm machinery included, at the low price of $3,200, part cash; all details on Page 1, Sun Sect.; 60 fertile acres producing great crops, splendid pasture for 30 cows, 20 acres valuable wood and timber, sugar maple grove, young orchard of 250 trees; splendid big barn, poultry house; fine location; immediate sale imperative; hence 5 horses, 10 cows, wagon, and farm machinery included, at the low price of $3,200, part cash; all details on Page 1, Sun Sect.; 60 fertile acres producing "Strout's Special Fall Bargain Sheet." Sent out; copy free. E. A. Strout Farm Agency, Station 1,094, 47 West 34th St., New York.

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* For Sale. † To Let.

CITY HOUSES—WEST SIDE.

†111th St., 46 West. 14 rooms. $37,500; $2,300.
S. Osgood Pell & Co., 542 5th Av.
†125th St., 159 West. 14 rooms. $1,400.
Duross Co., 155 West 14th St.
*†126th St., 410 West. 14 rooms. $18,000. $900.
Duross Co., 155 West 14th St.
†140th St., 26 West. 14 rooms. $4,000.
Pease & Elliman, 340 Madison Av.
†150th St., 4 West. 18 rooms. $10,000.
Robt. L. Mcell, Merrill Co., Inc., 9 East 44th St.
†82d St., 31 West. 20 rooms. $6,000.
Pease & Elliman, 156 West 72d St.
†86th St., 40 West. 19 rooms. $4,000.
F. McL. Merrill Co., Inc., 9 East 44th St.
†70th St., 55 West. 16 rooms. $2,500.
S. Osgood Pell & Co., 542 5th Av.
†75th St., 28 West. 14 rooms. $3,000.
Clark Estates, 149 Broadway.
†72d St., 33 West. 17 rooms. $3,500.
Clark Estates, 149 Broadway.
†72d St., 151 West. 11 rooms. $3,000.
Clark Estates, 149 Broadway.
†73d St., 15 West. 12 rooms. $3,000.
Pease & Elliman, 421 Madison Av.
†72d St., 32 West. 12 rooms. $3,000.
Clark Estates, 149 Broadway.
†79d St., 44 West. 12 rooms. $2,000.
Clark Estates, 149 Broadway.
†73d St., 45 West. 12 rooms. $2,800.
Clark Estates, 149 Broadway.
†74th St., 24 West. 20 rooms. $5,500.
Clark Estates, 149 Broadway.
†74th St., 20 West. 20 rooms. $4,000.
Clark Estates, 149 Broadway.
†74th St., 24 West. 20 rooms. $5,500.
Clark Estates, 149 Broadway.
†90th St., 319 West. 12 rooms. $43,000. $3,000.
Pease & Elliman, 156 West 72d St.
†80th St., 328 West. 15 rooms. $50,000. $3,000.
Pease & Elliman, 156 West 72d St.
*†81st St., 120 West. 11 rooms. $28,000. $2,000.
Pease & Elliman, 156 West 72d St.
†81st St., 151 West. 17 rooms. $2,000.
Frank L. Fisher Co., 148 West 72d St.
*†82d St., 43 West. 14 rooms. $30,000. $1,600.
Pease & Elliman, 156 West 72d St.
*†82d St., 25 West. 12 rooms. $32,000. $2,300.
Pease & Elliman, 156 West 72d St.
†83d St., 30 West. 14 rooms. $2,000.
Frank L. Fisher Co., 148 West 72d St.
*†85th St., 58 West. 11 rooms. $25,000. $1,800.
Pease & Elliman, 156 West 72d St.
†85th St., 51 West. 11 rooms. $1,700.
Clark Estates, 149 Broadway.
*†86th St., 3 West. 14 rooms. $65,000. $3,800.
Pease & Elliman, 156 West 72d St.
*†86th St., 154 West. 12 rooms. $2,400.
Pease & Elliman, 165 West 72d St.
*†87th, Riverside Dr., 147. 18 rooms. $100,000.
Clark Estates, 149 Broadway.
*97th St., 48 West. 14 rooms. $28,000.
R. E. Hill, 362 West 20th St.
*100th St., 242 West. 11 rooms.
S. Osgood Pell & Co., 542 5th Av.
*†118th St., 145 West. 12 rooms. $1,500.
J. Edgar Leaycraft & Co., 30 East 42d St.
†130th St., Manhattan Av., 477. 10 rooms. $750.
Robt. Levers, 876 Lenox Av.
†121st St., 266 West. 10 rooms. $900.
Porter & Co., 159 West 125th St.
†125th St., 325 West. 11 rooms. $900.
Porter & Co., 159 West 125th St.
†120th St., 20 West. 11 rooms. $1,000.
Robt. Levers, 876 Lenox Av.
†130th St., 58 West. 14 rooms. $1,000.
Porter & Co., 159 West 125th St.
†130th St., 224 West. 10 rooms. $900.
Purnell Realty Co.
*†135th St., 309 West. 8 rooms. $600.
Robinson, Brown Co., 10 East 45th St.
†125th St., 204 West. 8 rooms. $600.
Robinson, Brown Co., 10 East 45th St.
†135th St., 206 West. 8 rooms. $600.
Robinson, Brown Co., 10 East 45th St.
†136th St., 210 West. 8 rooms. $600.
Robinson, Brown Co., 10 East 45th St.
†149th St., 56 Nicholas Av., 767. 14 rooms. $1,400.
Porter & Co., 159 West 125th St.
†25th St. The Marble Hill. 3 rooms. $300-$360.
F. R. Wood, W. H. Dolson Co., B'way-163d
†25th St. The Marble Hill. 4 rooms. $360-$420.
F. R. Wood, W. H. Dolson Co., B'way-163d
†25th St. The Marble Hill. 5 rooms. $384-$429.
F. R. Wood, W. H. Dolson Co., B'way-163d
†25th St. The Marble Hill. 6 rooms, bath. $500
F. R. Wood, W. H. Dolson Co., B'way-163d
†25th St. The Marble Hill. 7 rooms, 2 baths. $780.
F. R. Wood, W. H. Dolson Co., B'way-163d
†25th St. The Marble Hill. 8 rooms. $780-$840.
F. R. Wood, W. H. Dolson Co., B'way-163d
†227th St., 630 West. 10 rooms. $1,200.
S. Osgood Pell & Co., 542 5th Av.

CITY HOUSES—EAST SIDE.

19th St., 234 East; private house. $600.
A. H. Boddicker, on premises.
†62d St., 51 East. 10 rooms. $2,300.
Pease & Elliman, 340 Madison Av.
†54th St., 58 East. 18 rooms. $4,000.
Pease & Elliman, 340 Madison Av.
†55th St., 60 East. 12 rooms. $3,000.
Pease & Elliman, 340 Madison Av.
*†67th St., 107 East. 14 rooms. $8,000.
Pease & Elliman, 340 Madison Av.
†60th St., 110 East. 14 rooms. $2,750.
Pease & Elliman, 340 Madison Av.
†61st St., 53 East. 18 rooms. $3,500.
Pease & Elliman, 340 Madison Av.
†68th St., 10 East. 18 rooms. $4,500.
Pease & Elliman, 340 Madison Av.
†69th St., 54 East. 12 rooms. $2,400.
Pease & Elliman, 340 Madison Av.
†74th St., 57 East. 14 rooms. $3,500.
Pease & Elliman, 340 Madison Av.
†75th St., 50 East. 12 rooms. $2,300.
Pease & Elliman, 340 Madison Av.
†77th St., 33 East. 14 rooms. $2,400.
Pease & Elliman, 340 Madison Av.
†75th St., 57 East. 12 rooms. $2,500.
Pease & Elliman, 340 Madison Av.
†82d St., 48 East. 10 rooms. $2,500.
Pease & Elliman, 340 Madison Av.
†82d St., 25 East. 18 rooms. $2,500.
Pease & Elliman, 340 Madison Av.

CITY HOUSES TO LET—UNFURNISHED

Beautiful Residence

141 Riverside Drive
1ST DOOR ABOVE 86TH ST.

AMERICAN BASEMENT.

Beautifully decorated modern house, hardwood floors, silk and tapestry walls, three hundred electric lights, 15 rooms, 3 baths; exceptional location, overlooking Columbia Yacht Club; must be inspected to be appreciated; rent formerly $4,500, now $3,000 per year. Apply JAMES LYONS, 140 Riverside Drive, for permit.

CAN BE HAD AS
FIRST CLASS BOARDING HOUSE.

916 West End Ave., near 105th

Four-story and basement, 20-foot dwelling; 3 baths; 3-story extension.
FINEST LOCATION ON WEST SIDE.

Rent Extremely Reasonable

Goodale, Perry & Dwight, Inc.,
Tel. River 975. 2,703 Broadway, (105d.)

32 West 120th St.

Three-story and basement private house, facing Mount Morris Park West; quiet residential neighborhood; will be decorated to suit; very low rental to desirable tenant. Tooh Realty Co., owners, 320 5th Av., or own broker.

GRAMERCY PARK SECTION
111 EAST 19TH ST.

Four-story private dwelling; twelve rooms and three baths; all improvements; excellent order.
INNES & CENTER, 30-32 EAST 20TH.

BROOKLYN.

Beautiful Brick Houses
FOR RENT, $30.

Semi-detached brick and stone, 7 rooms, bath, elegantly decorated; send for booklet. MANAGER, 60-A Liberty St., N. Y. Phone Cort. 3863.

136 CLINTON STREET,

On the Heights, convenient to Subway; three stories and basement, nine rooms and bath; suitable for doctor or dentist. Apply

ARTHUR H. WATERMAN,
165 MONTAGUE ST.,
BROOKLYN, N. Y.

VIRGINIA—FOR SALE OR TO LET.

VIRGINIA.

Fine Old Southern Plantation,

Containing 847 acres, 500 of which is in a Fort Washington Av. natural hunting preserve; miles of wire fencing; beautiful dwelling; 10 rooms, bath, hot and cold water; electric lights; telephone; two tenant dwellings; barns, stables, granaries; 2 silos; orchard 350 trees; magnificent water; running streams; 16 miles from Richmond; 12 miles from station; 5 miles electric line; this is a magnificent estate, at strictly investment price; all crops included at the price of $25,500; on terms of $9,000 cash; balance reasonable; manager's cabin; two tenant estate; complete description on request.
Morton G. Thalhimer Co., Richmond, Va.

Lost jewels of value have been recovered in a few hours by an advertisement in the Lost Column of The New York Times. Telephone 1000 Bryant.—Advt.

Apartments

MANHATTAN—WEST SIDE.

ONE ROOM.

28th St., 9-11 West. $300.
Pease & Elliman, 340 Madison Av.
54th St., 19 West. $660.
Wm. A. White & Sons, 62 Cedar St.
57th St., 140 West. The Studio. $340.
F. Moll, Merrill Co., 9 East 44th St.
82d St., 105 West. $420.
Apply on premises.
86th St., 309 West. $450-$600.
Sharp & Co., Broadway & 90th St.
94th St., West End Av., 794. $35-$45.
Apply on premises.
110th St., Cathedral P'kw'y, 100. $30-. $360.
Cathedral Realty Co., 100 Cath. P'kway.

TWO ROOMS.

28th St., 9 West. $300-$660.
Pease & Elliman, 340 Madison Av.
30th St., 601 West. Normandie. $480-$1,200.
Pease & Elliman, 340 Madison Av.
30th St., 21 West. $456.
Payson McL. Merrill Co., 9 East 44th St.
35th St., 36-38 W. The Oakdale. $500-$1,000.
Fort Amsterdam Realty Co., 59 Wall St.
47th St., 44-46 West. $590-$780.
Pease & Elliman, 340 Madison Av.
46th St., 9 West.
Marston & Co., 477 Fifth Ave.
47th St., 112 West. $720-$900.
Payson McL. Merrill Co., Inc., 9 E. 44th.
52d St., 49 West. $1,000.
Wm. A. White & Sons, 62 Cedar St.
54th St., 19 West. $1,200-$1,500.
Wm. A. White & Sons, 62 Cedar St.
55th St., 250 west. Dearborn. $600-$696.
Bing & Bing, 119 West 40th St.
57th St., 140 West. $900-$1,000.
Payson McL. Merrill Co., Inc., 9 E. 44th.
58th St., 117 West. The Sevillia. Furnished.
Agent on premises.
59th St., 24 West. $1,000-$2,500.
Pease & Elliman, 340 Madison Av.
59th St., 116 West. $1,000-$1,200.
Pease & Elliman, 340 Madison Av.
64th St., 1 West. Harperley Hall. $750-$1,100.
Resident manager on premises.
65th St., 138 West. Shropshire. $510-$600.
Samuel H. Martin, 1,074 Broadway.
67th St., 67 West.
W. B. Dugan, 50 Pine St.
69th St., s. e. cor. B'way. Spencer Arms. $75.
C. De Casanova, on premises.
71st St., 250 West. Vernon. $540.
Slawson & Hobbs, 162 West 72d St.
72d St., 47 West. $660-$900.
L. Coventry, 166 West 72d St.
73d St., 156 West. $600-$900.
L. Coventry, 156 West 72d St.
74d St., 165 West. $720.
Pease & Elliman, 340 Madison Av.
73d St., 167 West. $600-$720.
Pease & Elliman, 340 Madison Av.
74d St., 170 West. $840-$960.
Pease & Elliman, 340 Madison Av.
76th St., 2,128 Broadway. $660.
Agent on premises.
78th St., 101 West. The Evelyn. $660.
F. R. Wood, W. H. Dolson Co., B'way-80th
82d St., 306 West. Selkirk. $540-$1,000.
Eugene C. Harding, 306 West 82d St.
86th St., 257 West. $900 to $1,000.
Payson McL. Merrill Co., Inc., 9 E. 44th.
86th St., 309 West. $720-$1,020.
Sharp & Co., Broadway & 90th St.
94th St., 204 West. Franklin. $396.
Sharp & Co., Broadway & 90th St.
97th St., 226 West. Stuart Arms. $480-$600.
Joseph N. Escobal, 220 West 98th St.
97th St., 305 West. Vera. $420.
Slawson & Hobbs, 162 West 72d St.
98th St., 229 West. The Borchardt. $720.
Joseph N. Escobal, 220 West 98th St.
110th St., 226 West. Dawson Arms. $420.
S. A. Davis, 131 East 23d St.
113th St., 530 West. $540.
Thomas J. O'Reilly, Broadway and 109th.
120th St., 434 West. Poinciana. $480-$570.
Bing & Bing, 119 West 40th St.
129th, Cl'm't Av., 100, Royal Grand. $360-$375
Fred'k Zittel & Sons, 79th St. & B'way.
127th St., 509 West. Whitestone. $300-$450.
Bing & Bing, 119 West 40th St.
130th St., St. Nich. Av., 530. Garland. $300.
Bing & Bing, 119 West 40th St.
144th St., 560 West Sylvia Court. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th
153d St., 550 West. Trinity Studios. $480.
L. J. Phillips & Co., 72d St. & Colum. Av.
157th St. & B'way. Audubon Hall. $30.
Superintendent on premises.
159th St., Ft. Washington Av., 15. $360-$450.
Louis Schlechter, 217 West 110th St.
159th St., Ft. Washington Av., 21. $360-$420.
Louis Schlechter, 217 West 110th St.
160th-Haven Av. Strathcona-on-Hud. $360-$390.
Superintendent on premises.
180th St., 556 West. Alda. $300.
Knap-Wasson Co., 4,249 Broadway.
181st St., 720 West. Chancellor. $252 to $378
Knap-Wasson Co., 4,249 Broadway.

THREE ROOMS.

4th St., Wash. Sq. South, 62-63. $780-$1,000.
Payson McL. Merrill Co., 9 East 44th St.
11th St., 56 West. $600-$720.
Pease & Elliman, 340 Madison Av.
87th St., 11 West, (whole floor.) $1,500 year.
Pease & Elliman, 340 Madison Av.
87th St., 44-46 West. $780-$900.
Pease & Elliman, 340 Madison Av.
47th St., 112 West. $720-$920.
Payson McL. Merrill Co., Inc., 9 E. 44 St.
55th St., 321 West. Stanwood. $750-$970.
Bing & Bing, 119 West 40th St.
55th St., 330 West. Dearborn. $600-$780.
Bing & Bing, 119 West 40th St.
57th St., 140 West. $900-$1,300.
Payson McL. Merrill Co., Inc., 9 E. 44 St.
58th St., 117 West. Sevillia.
Agent on premises.
59th St., Cent. Park South, 36. $1,500-$1,750.
Superintendent on premises.
59th St., Cent. Park South, 36. $2,400.
Superintendent on premises.
60th St., 116 West. $2,000.

MANHATTAN—WEST SIDE.

THREE ROOMS.

Pease & Elliman, 340 Madison Av.
60th St., 24 West. Milton. $360.
V. K. Bracher, 2,010 Broadway.
64th St., 1 West. Harperley Hall. $1,500.
Resident manager on premises.
69th St., 106 West. $840-$900.
Sharp & Co., Broadway & 90th St.
69th St., s. e. c. B'way. Spencer Arms. $1,000.
C. De Casanova, on premises.
71st St., 235 West. The Lucania. $850-$1,200.
Paterno Brothers, Inc., 601 West 115th St.
72d St., 156 West. $900.
Larry Coventry, 156 West 72d St.
72d St., 170 West. $840.
Pease & Elliman, 340 Madison Av.
82d St., 306 West. Selkirk. $540-$1,000.
Apply on premises.
110th St., Cathedral P'kw'y, 100. $30-. $360.
Cathedral Realty Co., 100 Cath. P'kway.

TWO ROOMS.

28th St., 9 West. $300-$660.
Pease & Elliman, 340 Madison Av.
30th St., 601 West. Normandie. $480-$1,200.
Pease & Elliman, 340 Madison Av.
30th St., 21 West. $456.
Payson McL. Merrill Co., 9 East 44th St.
35th St., 36-38 W. The Oakdale. $500-$1,000.
Fort Amsterdam Realty Co., 59 Wall St.
47th St., 44-46 West. $590-$780.
Pease & Elliman, 340 Madison Av.
46th St., 9 West.
Marston & Co., 477 Fifth Ave.
47th St., 112 West. $720-$900.
Payson McL. Merrill Co., Inc., 9 E. 44th.
52d St., 49 West. $1,000.
Wm. A. White & Sons, 62 Cedar St.
54th St., 19 West. $1,200-$1,500.
Wm. A. White & Sons, 62 Cedar St.
55th St., 250 west. Dearborn. $600-$696.
Bing & Bing, 119 West 40th St.
57th St., 140 West. $900-$1,000.
Payson McL. Merrill Co., Inc., 9 E. 44th.
58th St., 117 West. The Sevillia. Furnished.
Agent on premises.
59th St., 24 West. $1,000-$2,500.
Pease & Elliman, 340 Madison Av.
59th St., 116 West. $1,000-$1,200.
Pease & Elliman, 340 Madison Av.
64th St., 1 West. Harperley Hall. $750-$1,100.
Resident manager on premises.
65th St., 138 West. Shropshire. $510-$600.
Samuel H. Martin, 1,074 Broadway.
67th St., 67 West.
W. B. Dugan, 50 Pine St.
69th St., s. e. cor. B'way. Spencer Arms. $75.
C. De Casanova, on premises.
71st St., 250 West. Vernon. $540.
Slawson & Hobbs, 162 West 72d St.
72d St., 47 West. $660-$900.
L. Coventry, 166 West 72d St.
73d St., 156 West. $600-$900.
L. Coventry, 156 West 72d St.
74d St., 165 West. $720.
Pease & Elliman, 340 Madison Av.
73d St., 167 West. $600-$720.
Pease & Elliman, 340 Madison Av.
74d St., 170 West. $840-$960.
Pease & Elliman, 340 Madison Av.
76th St., 2,128 Broadway. $660.
Agent on premises.
78th St., 101 West. The Evelyn. $660.
F. R. Wood, W. H. Dolson Co., B'way-80th
82d St., 306 West. Selkirk. $540-$1,000.
Eugene C. Harding, 306 West 82d St.
86th St., 257 West. $900 to $1,000.
Payson McL. Merrill Co., Inc., 9 E. 44th.
86th St., 309 West. $720-$1,020.
Sharp & Co., Broadway & 90th St.
94th St., 204 West. Franklin. $396.
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97th St., 226 West. Stuart Arms. $480-$600.
Joseph N. Escobal, 220 West 98th St.
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110th St., 226 West. Dawson Arms. $420.
S. A. Davis, 131 East 23d St.
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129th, Cl'm't Av., 100, Royal Grand. $360-$375
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127th St., 509 West. Whitestone. $300-$450.
Bing & Bing, 119 West 40th St.
130th St., St. Nich. Av., 530. Garland. $300.
Bing & Bing, 119 West 40th St.
144th St., 560 West Sylvia Court. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th
153d St., 550 West. Trinity Studios. $480.
L. J. Phillips & Co., 72d St. & Colum. Av.
157th St. & B'way. Audubon Hall. $30.
Superintendent on premises.
159th St., Ft. Washington Av., 15. $360-$450.
Louis Schlechter, 217 West 110th St.
159th St., Ft. Washington Av., 21. $360-$420.
Louis Schlechter, 217 West 110th St.
160th-Haven Av. Strathcona-on-Hud. $360-$390.
Superintendent on premises.
180th St., 556 West. Alda. $300.
Knap-Wasson Co., 4,249 Broadway.
181st St., 720 West. Chancellor. $252 to $378
Knap-Wasson Co., 4,249 Broadway.

THREE ROOMS.

4th St., Wash. Sq. South, 62-63. $780-$1,000.
Payson McL. Merrill Co., 9 East 44th St.
11th St., 56 West. $600-$720.
Pease & Elliman, 340 Madison Av.
87th St., 11 West, (whole floor.) $1,500 year.
Pease & Elliman, 340 Madison Av.
87th St., 44-46 West. $780-$900.
Pease & Elliman, 340 Madison Av.
47th St., 112 West. $720-$920.
Payson McL. Merrill Co., Inc., 9 E. 44 St.
55th St., 321 West. Stanwood. $750-$970.
Bing & Bing, 119 West 40th St.
55th St., 330 West. Dearborn. $600-$780.
Bing & Bing, 119 West 40th St.
57th St., 140 West. $900-$1,300.
Payson McL. Merrill Co., Inc., 9 E. 44 St.
58th St., 117 West. Sevillia.
Agent on premises.
59th St., Cent. Park South, 36. $1,500-$1,750.
Superintendent on premises.
59th St., Cent. Park South, 36. $2,400.
Superintendent on premises.
60th St., 116 West. $2,000.

LONG ISLAND—FOR SALE OR TO LET.

Grenwolde

Great Neck, Long Island

A WATERFRONT PROPERTY

that offers unusual advantages for residence purposes; 20 minutes by electric train from Manhattan. The plots are limited in number, but generous in size. Casino on the beach for exclusive use of buyers. Sanitary sewer and every modern improvement. Several half-timbered houses for sale or rent.

Great Neck Shores Corporation
129 Front St., N. Y. C. Phone 4123 John.

CONNECTICUT—FOR SALE OR TO LET.

Plant Your Dollars

In fertile soil, which produces more dollars as the seasons come and go. How? When and where? First, by securing acreage at Wallingford, Conn, on which are scientifically planted peach and apple trees, 110 of the former and 40 of the latter to an acre, which are cared for by expert horticulturists until maturity. The fruit is picked, crated, and sold direct to the consumer at option of the owner, who reaps the profits of his investment without any manual labor or experience. An uncompetitive market within ninety miles of New York City, catering to millions of people whose nearness insures permanent and progressive profits. An initial small payment, followed by monthly installments, secures the purchaser something better than a life insurance policy or a savings bank account. Send me your address that I may forward particulars.

ALBERT EISNER,
RESIDENT AGENT,
870 West 172d St., New York.
Telephone Audubon 6870.

CONSULT ME NOW.

I can quote with definiteness the best purchase price or rental figure on property in

GREENWICH, CT., AND VICINITY

FARMS, ACREAGE, SHORE ESTATES, COUNTRY ESTATES, COTTAGES, VILLAS. Call, phone, or write for my special list.

LAURENCE TIMMONS,
Opp. P. R. Station, Greenwich, Ct. Tel. 456.

Farms, Orchard Lands, Country Estates

Follow the Arrow to Newtown, Connecticut. A. W. Reynolds REAL ESTATE FARMS

Good farms, $2,500 up; 75 miles from N. Y.

COUNTRY HOUSES TO LET—Furnished.

For Rent, Furnished, at Hempstead

Mr. D. G. Gentier's Country Place, on Fulton St.; house completely renovated; has town water, electric light, two furnaces, 5 family, 5 servants' rooms, 3 baths, sun parlor, stable and garage, HUDSON two-men's rooms.

WORTHINGTON WHITEHOUSE,
9 East 46th St. Murray Hill 1602.

CONNECTICUT—FOR SALE OR TO LET.

Plant Your Dollars

In fertile soil, which produces more dollars as the seasons come and go. How? When and where? First, by securing acreage at Wallingford, Conn, on which are scientifically planted peach and apple trees, 110 of the former and 40 of the latter to an acre, which are cared for by expert horticulturists until maturity. The fruit is picked, crated, and sold direct to the consumer at option of the owner, who reaps the profits of his investment without any manual labor or experience. An uncompetitive market within ninety miles of New York City, catering to millions of people whose nearness insures permanent and progressive profits. An initial small payment, followed by monthly installments, secures the purchaser something better than a life insurance policy or a savings bank account. Send me your address that I may forward particulars.

ALBERT EISNER,
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Telephone Audubon 6870.

CONSULT ME NOW.

I can quote with definiteness the best purchase price or rental figure on property in

GREENWICH, CT., AND VICINITY

FARMS, ACREAGE, SHORE ESTATES, COUNTRY ESTATES, COTTAGES, VILLAS. Call, phone, or write for my special list.

LAURENCE TIMMONS,
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Good farms, $2,500 up; 75 miles from N. Y.

COUNTRY HOUSES TO LET—Furnished.

For Rent, Furnished, at Hempstead

Mr. D. G. Gentier's Country Place, on Fulton St.; house completely renovated; has town water, electric light, two furnaces, 5 family, 5 servants' rooms, 3 baths, sun parlor, stable and garage, HUDSON two-men's rooms.

WORTHINGTON WHITEHOUSE,
9 East 46th St. Murray Hill 1602.

ANY INSTITUTION

looking for a desirable and healthful location, I cannot urge too strongly to examine my property; 4 to 20 acres land, 2 houses, 20 rooms each, all improvements; ½ mile station, 35 minutes from New York; price so low you will buy at sight; brokers protected. OWNER, 40 Times.

PROPERTY

IN THE HILLS OF WESTCHESTER | ALONG THE SOUND AND HUDSON

PARTICULARLY BRONXVILLE, PELHAM MANOR, BRIARCLIFF, RYE, etc.

Fish & Marvin 527 Fifth Ave., New York. Phone: 6336 Murray Hill.

Homes in the Pelhams,

For Sale or Rent
Modern House, Large Plots.

McCLELLAN & CO.,
Opposite New Haven Station, Pelham, N. Y.

Edw. C. Griffin & P. H. Collins
PROPERTY OF THE BETTER CLASS IN

Larchmont and Vicinity.

Bank Bldg., LARCHMONT, N. Y. Phone 552.

COLONIAL HEIGHTS

Beautiful new Colonial cottage, eight rooms, two baths; all modern conveniences; large lot, commanding extensive view; high altitude; fine rental; bargain price $75, or for sale on easy terms. Tasker, Tribune Building, New York.

WESTCHESTER—SALE OR TO LET.

The Home Colony of Westchester County.

Only 30 minutes from Grand Central Station by the new electrified railroad. This beautiful development in midway between the Hudson River and the Sound. Situated very high; magnificent views. No malaria, and with all improvements, including sewerage, every city advantage.

COLONIAL HEIGHTS

Plots and Lots for Sale.

11 room Colonial stucco House and two Dutch Colonial Houses, ready for immediate occupancy. Send for particulars.

Tasker-Halsted Co.,
Tribune Bldg.,
New York.

IDEAL HOMES.

"RIVER VIEW COLONY"

Yonkers-on-Hudson

North Broadway and Meremere Place.
Buy Now While Prices Are Low.
BEST VALUES IN YONKERS; one block from Park Av. and Warburton Av. trolley lines and near three railroad stations. Special terms and prices. RIVER VIEW BUILDING CO., on premises, or 13 and 512 North Broadway, Yonkers.

BEAUTIFUL HOME TO LET

IN LAWRENCE PARK—BRONXVILLE.

Charming house in most desirable suburb of New York. Showplace, featured in leading magazines. Billiard room, living room, with inglenook, enclosed sun parlor; two other porches on first floor; two sleeping porches, four bedrooms, two baths (one with marble shower) on second floor; two bedrooms, storeroom, bath on third floor; unusual appointments; good repair; attractive grounds; exclusive neighborhood. Will rent partly furnished to desirable tenants only, with satisfactory references. Terms reasonable. Z 286 Times.

ANY INSTITUTION

looking for a desirable and healthful location, I cannot urge too strongly to examine my property; 4 to 20 acres land, 2 houses, 20 rooms each, all improvements; ½ mile station, 35 minutes from New York; price so low you will buy at sight; brokers protected. OWNER, 40 Times.

PROPERTY

IN THE HILLS OF WESTCHESTER | ALONG THE SOUND AND HUDSON

PARTICULARLY BRONXVILLE, PELHAM MANOR, BRIARCLIFF, RYE, etc.

Fish & Marvin 527 Fifth Ave., New York. Phone: 6336 Murray Hill.

Homes in the Pelhams,

For Sale or Rent
Modern House, Large Plots.

McCLELLAN & CO.,
Opposite New Haven Station, Pelham, N. Y.

Edw. C. Griffin & P. H. Collins
PROPERTY OF THE BETTER CLASS IN

Larchmont and Vicinity.

Bank Bldg., LARCHMONT, N. Y. Phone 552.

COLONIAL HEIGHTS

Beautiful new Colonial cottage, eight rooms, two baths; all modern conveniences; large lot, commanding extensive view; high altitude

REAL ESTATE DIRECTORY—APARTMENTS

FOUR ROOMS.

129th St., 115 West. Theresa. $396.
Robert Lovers, 276 Lenox Av.
153d St., Broadway, 3,397. $252-$306.
Schindler & Liebler, 3,929 Broadway.
153d St., Convent Av., 102-4. $372-$408.
D. Robinson Brown Co., 277 Broadway.
154th St., 606-617 West. $264-$300.
Louis Schlechter, 217 West 110th St.
156th, 587 Riverside Dr. Beaconsfield. $540.
E. A. Levy, 108 5th Av.
158th St., 215 West. $31-$32 month.
R. H. MacDonald & Co., 29 W. 34th St.
159th St., 600 West. $300-$384.
Slawson & Hobbs, 162 West 72d St.
159th St., 647 West, Linlithgow. $450-$540.
Calder, Nassolt & Lanning, B'way & 106th
159th St., St. Nicholas Av., 580. $480-$540.
Bing & Bing, 119 West 40th St.
161st St., 2215 West, The Manilton. $212 up.
Superintendent on premises.
161st St., 503 West. $300-$336.
Knap & Wasson Co., 4,249 Broadway.
161st St., 647 West, Linlithgow. $450-$600.
Slawson & Hobbs, 162 West 72d St.
161st St., 617 West, Thomas Jefferson. $600.
Fred'k Zittel & Sons, 2,211 B'way, (79th.)
161st St., Riverside Drive, 940.
Newmark & Davis, 3,470 Broadway.
162d St., 160 West. $270.
Lowenfeld & Prager, 149 Broadway.
163d St., 535 West. Sovereign. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th
163d St., 615 West, nr. B'way. $450-$480.
Slawson & Hobbs, 162 West 72d St.
Bing & Bing, 119 West 40th St.
164th St., 525 West, nr. B'way. $360-$420.
Slawson & Hobbs, 162 West 72d St.
164th St., Nicholas Av., 1,000. $360-$540.
Phase & Ellisman, 340 Madison Av.
164th, Riverside Drive, 706. Picken Ct. $720.
Calder, Nassolt & Lanning, B'way, 106th.
165th St., cor. B'way. Southold. $450-$800.
Superintendent on premises.
165th St., Edgecombe Av., 869. $276.
Nehring Co., 1,278 St. Nicholas Av.
165th St., cor. B'way, Northold. $450-$900.
Superintendent on premises.
165th St., 535 West, Sovereign Ct. $630.
Lowenfeld & Prager, 149 Broadway.
165th St., 601, W. Washington Irving. $420.
F. R. Wood, W. H. Dolson Co., B'way & 80.
165th, s. w. cor. B'way, St. Regis Ct. $50 mo.
Jos. Conway, resident manager.
165th, 601 West, cor. St. Nicholas Av. $420.
Bert G. Faulhaber, Broadway and 156th.
165th St., 645 West, Kinghaven. $480-$540.
Berlin Renting Agency, 3,388 Broadway.
166th St., Riverside, 780. Vauxhall. $700.
Bert G. Faulhaber, B'way & 156th St.
166th, 601 West, c. fy. Hispania Hall. $420.
Bert G. Faulhaber, Broadway and 156th.
167th St., 540 West, The Blanche. $384.
Bert G. Faulhaber, Broadway and 156th.
168th St., 606 West, The Lafayette. $360.
Bert G. Faulhaber, Broadway and 156th.
168th St., St. Nich. Av., 981. Frank. Hall. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th
168th, Audubon Av., 26. $252-$312.
Knap & Wasson Co., 4,249 Broadway.
169th, Ft. Wash. Av., s. Ft. Wash'ton. $360.
Bert G. Faulhaber, Broadway and 156th.
169th St., Ft. Washington Av., 14. $600-$660.
Louis Schlechter, 217 West 110th St.
169th, 587 Riverside Dr. Beaconsfield. $540.
E. A. Levy, 108 5th Av.
169th St., 2215 West, The Manilton. $212 up.
Superintendent on premises.
169th St., 503 West. $300-$336.
Knap & Wasson Co., 4,249 Broadway.
169th St., 647 West, Linlithgow. $450-$600.
Slawson & Hobbs, 162 West 72d St.
169th St., 617 West, Thomas Jefferson. $600.
Fred'k Zittel & Sons, 2,211 B'way, (79th.)
169th St., Riverside Drive, 940.
Newmark & Davis, 3,470 Broadway.
170th St., 160 West. $270.
Lowenfeld & Prager, 149 Broadway.
170th St., 535 West, Rodney. $420.
L. Abraham, 215 East 105th St.
170th St., 596 W., Stratford-Avon Co. $420-$480.
Nehring Co., 1,278 St. Nicholas Av.
170th St., 600 West, Rutherford. $360-$420.
Louis Schlechter, 215 West 110th St.
170th St., 606 West. Chesterfield. $420.
Superintendent on premises.
170th St., 650 West. $324-$384.
Knap & Wasson Co., 4,249 Broadway.
171st St., 717, W., The Rothwood. $420-$480.
Knap & Wasson Co., 4,249 Broadway.
172d St., Wadsworth Av., 88. $312-$336.
Knap & Wasson Co., 4,249 Broadway.
172d St., 501, W., St. Thomas. $360 to $432.
Knap & Wasson, 4,249 Broadway.
172d St., 718 W., Inglewood. $432-$480.
Knap & Wasson, 4,249 Broadway.
173d St., 949 Ft. Wash. Av., Hallecourt. $480-$504.
Knap & Wasson Co., 4,249 Broadway.
173d St., 512 West, Belmont. $408.
G. Wardenschlag & M. H. Cohen, 1428 St.
173d St., 645 West. $336.
Bert G. Faulhaber, Broadway and 156th.
173d St., 661 West. $360.
Slawson & Hobbs, 162 West 72d St.
173d St., 701 West, Hemsted Ct. $456-$504.
Knap & Wasson Co., 4,249 Broadway.
173d St., 714 West, Colonial. $336-$408.
Knap & Wasson Co., 4,249 Broadway.
173d St., 886 West, nr. North Av. $360.
Bert G. Faulhaber, Broadway and 156th.
173d St., 589 West, Maris. $348-$384.
Knap & Wasson Co., 4,249 Broadway.
173d St., North Av., 50, Hudson Cham'rs. $288.
Bert G. Faulhaber, Broadway and 156th.
173d St., 536 West, nr. Audubon Av. $21.
Slawson & Hobbs, 162 West 72d St.
173d St., 953 West, The Fort Tryon. $384.
J. E. Whitaker, 2,108 Broadway, at 74th.
174th St., 661 West, Brockton. $480-$600.
Knap & Wasson Co., 4,249 Broadway.
174th St., 790 West, Heywood. $444-$480.
Knap & Wasson Co., 4,249 Broadway.
174th St., 716 West, Stanleigh. $336-$384.
Knap & Wasson Co., 4,249 Broadway.
174th St., 730 West, Ardsleigh. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th
175th St., 606 West. $420.
Fease & Ellisman, 340 Madison Av.
175th St., 606 West, c. Av. Hud. Cham. $360.
Bert G. Faulhaber, Broadway and 156th.
175th St., 4,347 B'way, Havar Court. $468.
Slawson & Hobbs, 162 West 72d St.
175th St., 78 West, Ardsley. $42-$55.
Kempe & Co., 30th St. & Broadway.
176th, Haven Av., 206-210, Janet. $348-$384.
Knap & Wasson Co., 4,249 Broadway.
176th, North Av., 90, Hud. Chambers. $384.
Bert G. Faulhaber, Broadway and 156th.
176th St., Wadsworth Av., 145. $360.
McDowell & McMahon, 1,429 St. Nich. Av.
176th St., B'way to Wadsworth. $33-$36.
Realtor Agent, 4,360 Broadway.
176th St., 601 West. $504.
McDowell & McMahon, 1,429 St. Nich. Av.
176th St., 606 West, Clarida. $420.
Nehring Company, 1,278 St. Nicholas Av.
176th St., 720 West, Chancellor. $432-$480.
Knap & Wasson Co., 4,249 Broadway.
176th St., Northern Av., 106, 7 $42-$47 month.
Knap & Wasson, 4,249 Broadway.
176th St., Pinehurst Av., 96, Warington H. $504.
McDowell & McMahon, 1,429 St. N. Av.
176th St., 634 West, Andover. $468.
Knap & Wasson Co., 4,249 Broadway.
176th St., 625 West. $360.
McDowell & McMahon, 1,429 St. Nich. Av.
176th St., cor. St. Nich., Highland Court. $420.
McDowell & McMahon, 1,429 St. Nich.
176th St., cor. St. Nicholas Av. $420.
McDowell & McMahon, 1,429 St. Nich.
176th, Wadsworth Av., 574, Strathcona. $480.
Knap & Wasson Co., 4,249 Broadway.
176th St., cr. Marble Hill Av. Marble Hill. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th

FIVE ROOMS.

23d St., 21 Seventh Av. $25.
W. J. Rooms & Co., 177 Madison Av.
125th St., 274 West. $240-$600.
Fease & Ellisman Agents, 340 Madison Av.
81st St., 310 West. $36.
W. J. Rooms & Co., 177 Madison Av.
140th St., 301 West. $25.
Agent on premises.
82d St., 300 West, The Newport. $600-$700.
Wm. A. White & Sons, 68 Cedar St.
144th St., 162 West, Oregon. $1,200-$1,400.
Slawson & Hobbs, 162 West 72d St.
204th St., 124 West. $1,320-$1,500.
George Backer Const. Co., 95 W. 40th St.
98th St., 300 West. $2,500.
Fease & Ellisman, 340 Madison Av.
99th St., 24 West. $2,200.
Fease & Ellisman, Agents, 340 Madison Av.
99th St., 24 West. $2,500.
Fease & Ellisman, 340 Madison Av.
99th St., 225 West. $3,400.
Fease & Ellisman, 340 Madison Av.
99th St., Central Park South, 36. $3,600.
Norman L. Munro Estate.
91st St., 255 W., The Lorraine. $1,400-$1,600.
Paterno Bros., Inc., 601 West 115th St.
72d St., 260 West. $1,400.
Earle & Calhoun, B'way and 72d St.
72d St., 306 West, The Luxonia. $1,400-$1,800.
Paterno Bros., Inc., 601 West 115th St.
72d St., 229 W., The Sanford. $1,150-$1,800.
Paterno Bros., Inc., 601 West 115th St.
72d St., 239 W., The Rexford. $1,150-$1,800.
Paterno Bros., Inc., 601 West 115th St.
72d St., 307 West, Lasano Court. $1,450.
Superintendent on premises.
72d St., 223 West, The Hadrian. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
81st St., 158 West, The Wesley. $1,000.
Slawson & Hobbs, 162 West 72d St.
82d St., 165 West. $720-$900.
Slawson & Hobbs, 162 West 72d St.
82d St., 1 West, Rossleigh Court. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
82d St., 232 West. $1,150-$1,200.
Max Rafelsky Co., 527 Fifth Av.
83d St., 353 West, The Lancashire $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
87th, 108-102 W., La Jacquetta. $1,100-$1,150.
Slawson & Hobbs, 162 West 72d St.
87th St., 152 West, The Ursula. $1,050.
Princeton Const. Co., 30 East 42d St.
88th St., 251 West, Broadway. Admaston. $1,200.
Maywood Realty Holding Co., 71 B'way.
92d St., 300 West, Raleigh. $900-$720.
Sharp & Co., Broadway & 99th St.

FIVE ROOMS.

96th St., 304 W., Long West End Av. $900.
Slawson & Hobbs, 162 West 72d St.
97th St., W. End Av., 940, Halsworth. $1,100.
Slawson & Hobbs, 162 West 72d St.
98th St., 309 West, Albert Court. $540.
Goodwin & Goodwin, 200 Lenox Av.
98th St., 312 West, Clarence. $900.
Louis Kemmer & Son, 2,442 Broadway.
98th St., 317 West, Eleanor Court. $540.
Goodwin & Goodwin, 200 Lenox Av.
94th St., 315 West, The Bartelden. $510.
Meyers & Tigner, 311 West 94th St.
94th St., 321 West. $750.
Meyers & Tigner, 311 West 94th St.
95th St., 58 West, $75 month.
Louis Kemmer & Son, 2,442 Broadway.
95th St., 100 West, Suzzaro Court. $1,150.
Electus T. Backus, 2,309 Broadway.
95th St., 105-109 W., Anthlea. $1,200-$1,800.
Maywood Realty Holding Co., 71 B'way.
96th St., 208 West, Camden. $660-$720.
W. F. Bracher, 3,010 Broadway.
96th St., 610 W., nr. W.R.Av., Mathilda Ct. $600.
Thomas J. O'Reilly, B'way and 109th St.
97th St., Amsterdam Av., 734, $23 monthly.
Slawson & Hobbs, 162 West 72d St.
97th St., 238 West, Stuart Arms. $1,500.
Jos. N. Escobal, 320 West 98th St.
97th St., 239 West, Powelton. $1,000.
Wood, Dolson, 30th St. & Broadway.
97th St., 315 West. $780.
Earle & Calhoun, B'way & 72d St.
98th St., 320 West, The Borchardt. $1,200-$1,400.
Jos. N. Escobal, 320 West 98th St.
98th St., 220 West. $1,200-$1,500.
Superintendent on premises.
98th St., 782 West End Ave. $1,200-$1,500.
Slawson & Hobbs, 162 West 72d St.
99th, cor. River, Dr., Glen Cairn. $1,000.
Berlin Renting Agency, 3,383 Broadway.
99th St., s. cor. C. P. W., The Brender. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
100th St., West End Av., 851. $480-$600.
Sharp & Co., Broadway & 99th St.
103d St., 150 West, Cecilia. $420-$504.
Shaw & Co., Broadway & 99th St.
104th St., 150 West, Putnam Court. $600.
Slawson & Hobbs, 162 West 72d St.
104th St., 305 W., Hillcourt. $1,100-$1,500.
Paterno Bros., Inc., 601 West 115th St.
106th St., 229 West, Esperanto. $600.
Eugene C. Harding, 205 West 52d St.
106th St., 158 West. $400.
C. S. Kohler, 301 Columbus Av.
106th, 232 West, Raymore Court. $720.
Berlin Renting Agency, 3,388 B'way.
107th St., 305 West. $420.
N. B. Hall & W. D. Bloodgood, 542 5th Av.
108th St., 3 West. $600.
Slawson & Hobbs, 162 West 72d St.
108th St., 4-6 West. $300-$420.
Louis Schlechter, 217 West 110th St.
108th St., 315 West. $360-$420.
Louis Schlechter, 217 West 110th St.
109th St., 242 West, Bear Brookway. $88 mo.
Slawson & Hobbs, 162 West 72d St.
109th St., 229 W., Prince Mewes. $720-$840.
Thomas J. O'Reilly, B'way and 109th St.

FIVE ROOMS.

110th St., 118 Cathedral Parkway. $360-$360.
E. T. Backus, 2,309 Broadway.
110th St., 235 West. $720-$780.
E. T. Davis, 181 West 85d St.
110th St., 309 West. $300.
Carolyn Court, 2,309 B'way & 72d St.
110th St., Charles Downing, B'way & 106th.
110th St., 601 W. Hendrik Hudson. $1,100.
American Real Estate Co., 501 W. 110th.
110th, Cathed'l Pkway, 82. Polo Court. $650.
Louis Schlechter, 217 West 110th St.
110th, Cath. Pk'y, 214. Mare Antony. $1,000.
Paterno Invest. Co., 214 Cathedral Pk'y.
111th St., 618 West, Trinity Court. $600.
Carlyle Davis, 101 E. 125d St.
111th St., 601 W. Kendal Court. $55 month.
C. Phillips & Co., 782 St.-Columbus Av.
111th St., 622 West, The Ramona. $780.
Thomas J. O'Reilly, B'way and 109th St.
111th St., 611 West, The Markenfield. $840.
Leroy Coventry, 156 W. 72d St.
112th, Riv. Drive, 400, Fowler Ct. $780-$900.
Carlyle Davis, 101 E. 125d St.
112th St., 601 West, Claremont Hall. $600.
Firm L. J. Carpenter, 29 Liberty St.
113th St., 210 West, The Galanthea. $600.
Thomas J. O'Reilly, B'way and 109th St.
113th St., 226 West, The Guildcast. $780-$840.
Thomas J. O'Reilly, B'way and 109th St.
113th St., St. Nich. Av., 60, The Shoreham $420
E. R. Wood, W. H. Dolson Co., B'way-80th
114th St., 422 West, The Lucile. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th
114th St., 428 West, Tarthenon. $444-$540.
Calder, Nassolt & Lanning, B'way & 106th.
114th St., 514 West, The Tennessee. $700-$840.
Paterno Bros., Inc., 601 West 115th St.
114th St., 600 West, Heathcote Hall. $960.
F. R. Wood, W. H. Dolson Co., B'way-80th
114th St., 1,105 Amsterdam Av. $30.
Duff & Conger, Madison Av. and 56th St.
114th St., Riv. Drive, 420, Hamilton. $1,800.
Slawson & Hobbs, 162 West 72d St.
115th St., 115 West. $240-$300.
Louis Schlechter, 217 West 110th St.
115th St., 601 West, The Regnor. $900-$1,200.
Paterno Bros., Inc., 601 West 115th St.
116th St., 610 W., Amsterdam Hall. $810-$900.
Sharp & Co., Broadway & 99th St.
116th, 606 W., The Regor. $1,000-$1,100.
Slawson & Hobbs, 162 West 72d St.
116th St., 606 West. $950.
Earle & Calhoun, B'way & 72d St.
116th St., 610, West, The Westerfield.
Lamb-Thompson Co., 510 W. 110th St.
116th St., 620 West. $780.
Earle & Calhoun, B'way & 72d St.
116th, 39-41 Clar't Av., Campus. $950-$1,050.
Paterno Bros., Inc., 601 West 115th St.
118th St., Riverside, 1,000, Paterno. $1,000-$1,080.
Loton H. Slawson Co., 17 Madison Av.
119th St., 353 West, The Midlothian. $35-$45.
Superintendent, on premises.
119th St., 230 West, The Lexington.
W. Alanson Alexander, 503 5th Av.
119th St., 400 West, Hague Court. $600.
Apply on premises.
119th St., Morningside, 10, M. Pt. Apts. $600-$720.
H. C. Coleman, 40 Morningside Av.
119th St., Claremont Av., 47, Malvern. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
119th St., Claremont Av., 40, Barleford. $720.
Slawson & Hobbs, 162 West 72d St.

FIVE ROOMS.

119th St., Manhattan Av., 446. $240.
Slawson & Hobbs, 162 West 72d St.
120th St., 417-421, West, Marquette. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
121st, 414 West, Carolyn Court. $660-$780.
Calder, Nassolt & Lanning, B'way & 106th.
121st, Morn. Dr., 106, Janus Ct'rt. $500-$840.
Calder, Nassolt & Lanning, B'way & 106th.
121st, Morn. Dr., 110, Shelburne. $600-$660.
Nehring Co., 1,278 St. Nicholas Av.
122d St., B'way, 3,669-3,101, Massilon Ct. $540.
F. R. Wood, W. H. Dolson Co., B'way-80th
122d St., 627-9 West, The Maris. $504.
Combined Real Estate Interests, 20 1st St.
124th St., 542 W., Florentine. $540-$600.
Louis Schlechter, 217 West 110th St.
125th St., Broadway, 3,152-3,154. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
125th St., C'mont Av., 160, Royal Gd's. $660-$720.
F. Zittel & Sons, 79th St. and Broadway
125th, Claremt Av., 175, Fairview Ct. $600.
Combined Real Estate Interests, 20 1st St.
125th St., Claremt Av., 180, Spring'ld. $45 mo.
L. J. Phillips & Co., 724 St. & Colum. Av.
126th St., Claremont Av., 183. $600.
Thomas J. O'Reilly, B'way and 109th St.
126th, Clarem't Av., 191, Sonoma. $480-$540.
Sharp & Co., Broadway & 99th St.
127th St., 40 West, The Modern. $480.
Maywood Realty Co., 40 W. 177th St.
127th, River, Dr., 552, Madrid. $660-$720.
J. J. Feugnet, 552 Riverside Drive.
127th St., C'mont Av., 188, Harrington. $900.
Slawson & Hobbs, 162 West 72d St.
129th St., 38 West. $324.
Lowenfeld & Prager, 149 Broadway.
129th St., 113 West, Theresa. $480-$540.
Robert Lewers, 276 Lenox Av.
129th St., Broadway, 3,501. $360.
Schindler & Liebler, 3,929 Broadway.
129th St., Convent Av., 102. $504.
Sharp & Co., Broadway & 99th St.
130th St., 506-510 W. $300-$360.
Louis Schlechter, 217 West 110th St.
130th St., 535 West, St. Evons. $540-$600.
Fred'k Zittel & Sons, 2,211 Broadway, (79th)
130th St., Riv. Dr., 525, West Pt. Court. $660
Thomas J. O'Reilly, B'way and 109th St.
131st St., cor. River, Dr. St. Fran's Ct. $900.
N. B. Hall & W. D. Bloodgood, 542 5th Av.
132d St., 170-172. $300.
N. B. Hall & W. D. Bloodgood, 542 5th Av.
132d St., 522 West, Sunderland Court. $540.
L. J. Phillips & Co., 3,747 Broadway.
135th St., 511-513 West. $456.
N. B. Hall & W. D. Bloodgood, 542 5th Av.
136th St., 615 West. $396.
R. H. MacDonald & Co., 29 West 34th St.
136th St., 619 West. $37-$396.
R. H. MacDonald & Co., 29 West 34th St.
138th St., 908 West, Stockbridge. $540.
Slawson & Hobbs, 162 West 72d St.
139th St., 647 West. $360.
Louis Schlechter, 217 West 110th St.
139th St., 640 West, Linlithgow. $540-$600.
Calder, Nassolt & Lanning, B'y and 106th.
140th St., 606 West. $360.
B. G. Faulhaber & Co., B'way & 156th St.
140th St., 606 West. $36-$45.
Agent, on premises.
141st St., Broadway, 4,470. $40 per month.
Slawson & Hobbs, 162 West 72d St.

FIVE ROOMS.

141st St., 605 West. $420.
Knap & Wasson Co., 4,249 Broadway.
141st St., 561 W., s. c. cor. B'way. $540.
Slawson & Hobbs, 162 West 72d St.
141st St., 636 West, Carolyn Court. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
141st St., Riverside Drive, 940.
Newmark & Davis, 3,470 Broadway.
142d St., 160 West. $572.
Lowenfeld & Prager, 149 Broadway.
142d St., 537 West, The Castleton. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
142d St., 601 West, s. w. cor. B'way. $600.
Slawson & Hobbs, 162 West 72d St.
143d St., 257 West. $300.
Slawson & Hobbs, 162 West 72d St.
143d St., 535 West, Augusnet. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
143d St., 615 W., The Floretta. $600.
Slawson & Hobbs, 162 West 72d St.
144th St., 535 West, Sheryle Hall. $540.
Goodwin & Goodwin, 200 Lenox Av.
144th St., 538 West, Radford Hall. $540.
Fred'k Zittel & Sons, 2,211 Broadway.
144th St., B'way & v. cor. Dallas Ct. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
145th St., St. Nich. Av., 672, Marion Ct. $540.
Sharp & Co., Broadway & 99th St.
145th St., St. Nich. Av., 107, Howard Ct. $55 mo.
Irving Baum, 158 Broadway.
147th St., 610 West. $300.
F. R. Wood, W. H. Dolson Co., B'way-80th
147th St., 547-553 West, Buckham Pal. $900.
Superintendent on premises.
147th St., Riv. Dr., 705, Picken Ct. $900-$1,100.
Calder, Nassolt & Lanning, B'way & 106th.
149th St., & Broadway, Mansfield. $540.
Superintendent on premises.
150th St., cor. B'way, Southold. $600-$900.
Superintendent on premises.
150th, Edgc. Av., 567-569, Elridge. $360-$372
Nehring Co., 1,278 St. Nicholas Av.
151st St., 535 West, Sovereign Ct. $480.
Lowenfeld & Prager, 149 Broadway.
151st St., 601 West, Washington Irving. $600.
F. R. Wood, W. H. Dolson Co., B'y-80th
151st St., cor. B'way, Northold. $600-$900.
Superintendent on premises.
151st St., Riv. Dr., 730, Placid Hall. $600-$660
Mr. Marden on premises.
153d St., 445 W., Kinghaven. $600-$660.
Berlin Renting Agency, 3,388 B'way.
153d St., Broadway, 3,694. $420-$456.
L. E. Whitaker, 2,108 Broadway, at 74th.
155th St., River, Dr., 780, Vauxhall. $950.
Bert G Faulhaber, B'way & 156th St.
156th St., 601 W., Hispania Hall. $720.
Bert G Faulhaber, B'way & 156th St.
157th St., 522 West, Sussex. $552-$624.
Berlin Renting Agency, 3,383 B'way.
157th St., 530 W., Orinda. $552-$624.
Berlin Renting Agency, 3,383 B'way.
157th St., 647 West, Linlithgow. $540-$600.
Slawson & Hobbs, 162 West 72d St.
158th St., 526 West, The Darlington. $456.
Bert G Faulhaber, B'way & 156th St.
158th St., 606 West, The Lafayette. $384.
Bert G Faulhaber, B'way & 156th St.
158th St., St. Nich. Av., 961, Flavia Hall. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
160th St., 601 W., Hispania Hall, Plymouth.
Bert G Faulhaber, B'way & 156th St.

FIVE ROOMS.

161st St., Ft. Wash. Av., 85. $576-$768.
Berlin Renting Agency, 3,383 B'way.
162d, 546 West, Roche Court. $504-$600.
Berlin Renting Agency, 3,383 B'way.
162d St., 595 West, Eydis Court. $504-$600.
162d St., cor. B'way, Newcastle. $540-$576.
F. R. Wood, W. H. Dolson Co., B'way-80th
162d St., B'way, 3,676, The Alfredo. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
162d, cor. Ft. W. Av., Chesburne. $700-$780.
Berlin Renting Agency, 3,388 B'way.
163d, cor. B'way, St. Ermine. $540-$600.
Berlin Renting Agency, 3,388 B'way.
164th St., 646 West, The Claymont. $480.
Bert G Faulhaber, B'way & 156th St.
164th St., 535 West, The Sherwood. $480.
Bert G Faulhaber, B'way & 156th St.
164th St., 601 West, Will an Apts. $700-$780.
Schindler & Liebler, 3,929 B'way, (165th.)
164th St., B'way, 3915, Richmond Court. $600.
164th St., B'way, W. H. Dolson Co., B'way-80th
172d St., 601 W., cor. St. Nich. Av. $600.
Nehring Co., 1,278 St. Nicholas Av.
173d, Wadsworth Av., 11, Premier. $360-$456
Knap & Wasson Co., 4,249 Broadway.
173d, Audubon Av., 165, Algeuna. $360-$480.
Nehring Co., 1,278 St. Nicholas Av.
174th St., 530 West. $360-$407.
Nehring Co., 1,278 St. Nicholas Av.
174th, 600 West, Rutherford. $360-$420.
Nehring Co., 1,278 St. Nicholas Av.
175th St., 508 West. $300.
F. R. Wood, W. H. Dolson Co., B'way-80th
176th, Audubon Av., 215-221, Shelburne. $480.
Slawson & Hobbs, 162 West 72d St.
177th St., 850, West. $408-$504.
Knap & Wasson Co., 4,249 Broadway.
177th St., 717, West, Rothernod. $480-$540.
Knap & Wasson Co., 4,249 Broadway.
178th St., 501 West, St. Thomas. $420-$540.
Knap & Wasson Co., 4,249 Broadway.
179th St., 711, West. $480.
Chas. F. L. Huston Co., 15 East 40th St.
179th, 716 West, Inglewood. $480-$540.
Knap & Wasson Co., 4,249 Broadway.
179th St., Wadsworth Av., 855. $420-$444.
Knap & Wasson Co., 4,249 Broadway.
179th St., 714 West, Colonial. $444-$492.
Knap & Wasson Co., 4,249 Broadway.

FIVE ROOMS.

179th St., 702 West. $720.
Chas. F. L. Huston Co., 15 East 40th St.
180th St., Pinehurst Av., 64. Dunlop. $672.
Bert G Faulhaber, B'way & 156th St.
180th St., 616 West, $33 per month.
Slawson & Hobbs, 162 West 72d St.
180th St., 701 West, The Rivermont. $540.
Bert G Faulhaber, B'way & 156th St.
180th St., 719 West, Stanleigh. $432-$480.
Knap & Wasson Co., 4,249 Broadway.
180th St., 730 West, Ardsleigh. $360.
Knap & Wasson Co., 4,249 Broadway.
180th St., B'way, 4,241, Haven Ct. $540-$600.
Slawson & Hobbs, 162 West 72d St.
180th St., 646 West, The Claymont. $480.
Kempe & Co., 87th St. & Broadway.
180th, Northern Av., 60, Hudson Cham. $480.
Bert G Faulhaber, B'way & 156th St.
180th St., Pinehurst Av., 44, Sea Amazon.
Bert G Faulhaber, B'way & 156th St.
181st St., 595 West. $336-$372.
Fease & Ellisman, 340 Madison Av.
181st St., 626 West, Chancellor. $540-$600.
Knap & Wasson Co., 4,249 Broadway.
181st St., 738 West. $400.
Associated Properties, 324 5th Av.
181st, B'way-Wadsworth, Elmsford. $30-$43.
Renting Agent, 4,360 Broadway.
181st St., Northern Av., 105, $45-$55 month.
Kempe & Co., 87th St. & Broadway.
182d St., 516 W., nr. Audubon. $36-$39 mo.
Slawson & Hobbs, 162 West 72d St.
182d St., 574 W., s. c. cor. St. Nich. $36 mo.
Slawson & Hobbs, 162 West 72d St.
183d St., 601 W., cor. St. Nich. $60 per mo.
Slawson & Hobbs, 162 West 72d St.
184th St., 524 West, Andover. $444-$480.
Knap & Wasson Co., 4,249 Broadway.
184th St., 560 West, The Jewett. $456.
Bert G Faulhaber, B'way & 156th St.
187th St., 572-574, West, Mavis Court. $420.
F. R. Wood, W. H. Dolson Co., B'way-80th.
191st St., Wadsw'th Av., 874, Strathcona. $570.
Knap & Wasson Co., 4,249 Broadway.
192d St., W'sw'th Av., 862, Ben Mervis. $570-$660.
Knap & Wasson Co., 4,249 Broadway.
207th, Post Av., 22-26, The Hollairs. $28-$35.
Renting Agents, 4,360 Broadway.
228th St., cor. Marble Hill Av. $324-$420.
F. R. Wood, Broadway and 162d St.

SIX ROOMS.

125th St., 274 West. $600-$720.
Fease & Ellisman, Agents, 340 Madison Av.
21st St., 310 West. $50 month.
Rooms & Co., 177 Madison Av.
Agent on premises.
94th St., 345 West. $600.
Superintendent on premises.
522 St., 308 West. $600.
Superintendent on premises.
82d St., s. s. cor., 8th Av., 615. $1,800.
Fease & Ellisman, Agents, 340 Madison Av.
84th St., 200 West. $2,400.
Fease & Ellisman, 340 Madison Av.
86th St., 200 West, Chesterly. $1,200-$1,500.
Fease & Ellisman, 340 Madison Av.
Agent on premises.
Sylvan & Hobbs, 162 West 72d St.
89th St., 200 West. $2,400.
Fease & Ellisman, 340 Madison Av.
Agent on premises.
Residential manager on premises.
90th St., 14 West. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th
90th St., 7 West, Catherine. $1,100-$1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
Slawson & Hobbs, 162 West 72d St.
91st St., 235 W., The Lucania. $1,800.
Paterno Bros., Inc., 601 West 115th St.
91st St., Cen. Pk. W., 105-110, Barnard. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-80th
72d St., 170 West. Severn. $1,600.
Morewood Realty Holding Co., 71 B'way.
79th St., 27 West, Los Rochelle. $1,600.
Slawson & Hobbs, 162 West 72d St.
72d St., Amsterdam Av., 220, $720.
Fred'k Zittel & Sons, 2,211 B'way (79th.)
72d St., 229 W., The Rexford. $1,150-$1,800.
Fease & Ellisman, 340 Madison Av.
72d St., 239 W., The Sanford. $1,150-$1,800.
72d St., 239 W., The Rexford. $1,150-$1,800.
Paterno Bros., Inc., 601 West 115th St.
72d St., 307 West, Lasano Court. $1,450.
Superintendent on premises.
72d St., 223 West, The Hadrian. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
81st St., 158 West, The Wesley. $1,000.
Slawson & Hobbs, 162 West 72d St.
82d St., 165 West. $720-$900.
Slawson & Hobbs, 162 West 72d St.
82d St., 1 West, Rossleigh Court. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
82d St., 232 West. $1,150-$1,200.
Max Rafelsky Co., 527 Fifth Av.
83d St., 353 West, The Lancashire $900.
F. R. Wood, W. H. Dolson Co., B'way-80th
87th, 108-102 W., La Jacquetta. $1,100-$1,150.
Slawson & Hobbs, 162 West 72d St.
87th St., 152 West, The Ursula. $1,050.
Princeton Const. Co., 30 East 42d St.
88th St., 251 West, Broadway. Admaston. $1,200.
Maywood Realty Holding Co., 71 B'way.
92d St., 300 West, Raleigh. $900-$720.
Sharp & Co., Broadway & 99th St.

APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished.

The Following Houses Under the Management of

Telephone, 6410—Bryant. **BING & BING** 119 West 40th St.

SMALL APARTMENTS,

KITCHENS & KITCHENETTES.

2, 3 & 4 Rooms	THE DEARBORN, **350 W. 55th St.** Bet. 8th & 9th Avs.	*LARGE, LIGHT ROOMS, Fireproof.* *Unfurnished, $50 to $80.* *Furnished, $60 to $97.50.*
3 & 4 Rooms	THE STANWOOD, **321 W. 55th St.** Bet. 8th & 9th Avs.	*Living Rooms, 18x19, Bedrooms, 13x14.* *Unfurnished, $65 to $90.* *Furnished, $80 to $110.*
3 & 4 Rooms	**135 W. 79th St.** Bet. Columbus & Amsterdam Avs. New Building.	*NEW FIREPROOF BUILDING Recently Completed. NOW READY FOR OCCUPANCY Living Rooms, 19x20. Chambers, 13x16. Rental, $900 to $1,300.*
2, 3 & 4 Rooms	THE POINCIANA, **434 W. 120th St.** Cor. Amsterdam Av.	*Unfurnished, $40 to $72.50.* *Furnished, $50 to $87.50. Overlooking Columbia Campus. Large, Light Rooms.*
3 Rooms	STRAND VIEW, **309 W. 99th St.**	*LARGE, LIGHT ROOMS. Fireproof. Rental, $60 Per Month.*
2 & 4 Rooms	THE GARLAND, **580 St. Nicholas Av.** Cor. 139th St.	*NEW BUILDING, OPPOSITE ST. NICHOLAS PARK, Unfurnished, $30 to $40.* *Furnished, $40 to $55.*

Superintendent on Premises at Each House. Satisfactory References Absolutely Indispensable.

226 West 70th St.

Bet. Broadway & West End Ave.

FIREPROOF ELEVATOR APARTMENTS JUST COMPLETED

5 & 6 Rooms and Baths

All Outside Rooms

Rents $1,250 to $1,500,

with every improvement that is looked for in the modern type apartments.

STRICTLY PRIVATE HOUSE BLOCK.

Just a Step to Subway and "L."

BRENTMORE

69th St. & Central Park West

8 ROOMS AND 2 BATHS, $2,000 Per Annum.

9 ROOMS AND 3 BATHS, $4,000 Per Annum.

Private House Rooms and Large Closets,

Chamber, 17x17. Parlor, 18x21. | BING & BING, 119 West 40th Street. Telephone 6410 Bryant. | Dining Room, 19x20. Superintendent on Premises.

CORNWALL

255 West 90th St.

Northwest Corner Broadway.

A new 12 story fireproof apartment house of superior construction and finish; conveniently located to subway station at Broadway and 91st St.

Corner Apartments; all southern and eastern exposure.

8 & 9 Rooms, 2 & 3 Baths, $2,200 & $2,300.

Westerly Apartments, facing south in 90th St.; also western exposure.

7 Rooms, 2 Baths, Large Reception Room, $1,700 to $1,900.

Ready for immediate occupancy. Representative on premises.

or

Slawson & Hobbs, Agents, 162 West 72d St.

"309 West 86th Street"

Between West End Ave. and Riverside Drive

New Fireproof Apartment Hotel,

REAL ESTATE DIRECTORY—APARTMENTS

SIX ROOMS.

West St., 251 West. The Forres. $1,100.
Robinson, G. Sons, 14 Wall St.
St., 1 West. La Grange, $1,000.
Slawson & Hobbs, 162 West 72d St.
2d St., 230 West. Rexton. $960-$975.
Goodale Perry & Dwight, 1,183 Broadway.
St., 57 West, cor. Columbus Av. $540.
Slawson & Hobbs, 162 West 72d St.
4th St., Amsterdam Av., 229. $30 & $45. mo.
Slawson & Hobbs, 162 West 72d St.
th St., 1 West, Roosleigh Court. $1,800.
Y. R. Wood, W. H. Dolson Co., B'way-80th.
St., 253 West. $1,450-$1,600.
Mark Rafalsky & Co., 527 8th Av.
8th St., Riv'de Drive, 131, Dorchester. $1,300.
Mark Rafalsky & Co., 527 8th Av.
86th St., 250 West. Sterling. $1,300.
F. R. Wood, W. H. Dolson Co., B'way-80th
81st St., 100 West, s. e. cor. Col. Av. $57 mo.
Slawson & Hobbs, 162 West 72d St.
St., 197 West. $31 monthly.
Slawson & Hobbs, 162 West 72d St.
St., 17 West, Belaire. $720-$840.
Sharp & Co., Broadway & 99th St.
St., 255 W., near B'way. The Augusta. $780.
Slawson & Hobbs, 162 West 72d St.
St., 251 West, Rockwood. $1,250-$1,760.
Lewis B. Preston, Inc., 165 Broadway.
St., West End Av., 645. $1,400-$1,800.
Slawson & Hobbs, 162 West 72d St.
Central Pk. W., 320. Artisley. $1,000.
Sharp & Co., Broadway & 99th St.
St., 176 West. $420.
Slawson & Hobbs, 162 West 72d St.
St., 314 West. The Vancouver. $600.
Myers & Tigner, 321 West 94th St.
St., 315 West. The Barfelden. $576.
Myers & Tigner, 321 West 94th St.
St., 158 West. Anhilde. $1,100-$1,400.
Sharp & Co., Broadway & 99th St.
St., Riverside Drive, 223. $1,050.
Earle & Calhoun, Broadway & 72d St.
St., 46 West, Columbus Av. $1,000.
St., 2 Sons, 2,211 Broadway. (79th.)
St., 56 West. $90 month.
Kempe & Co., 87th St. & Broadway.
St., 315 West. $1,100.
Calhoun, Broadway & 72d St.
St., 238 West. $1,400.
P. Zittel & Sons, 2,211 Broadway. (79th.)
St., West E. Av., 177. Strafford. $1,800.
Mark Rafalsky & Co., 527 8th Av.
St., 244 West, Navarre. $726-$840.
Sharp & Co., Broadway & 99th St.
St., W. E. Av., 801. Bennington. $1,400.
Zittel & Sons, 2,211 B'way. (79th.)
cor. Riverside Drive, Glen Cairn. $1,600.
Berlin Renting Agency, 3,583 Broadway.

APARTMENTS TO LET—Unfurnished.

SIX ROOMS.

101st, 215 W., B'way, Chesston. $1,300-$1,500.
Calder, Nassolt & Lanning, B'way & 103d.
102d St., Fifth Av., 1,202. $30-$35.
Duff & Conger, Madison Av. & 90th St.
104th St. & West., The Sidmere. $600.
S. Mayers Realty Co., 3 West 104th St.
104th St., 3 W. Edgemere. $900 furnished.
S. Mayers Realty Co., 3 West 104th St.
104th, W. E. Av., 605, Montana. $1,500-$1,650.
Paterno Bros., Inc., 601 W. 115th St.
104th St., 150 West. Putnam Court. $864.
Slawson & Hobbs, 162 West 72d St.
104th St., 250 West. $1,200 to $1,500.
Calder, Nassolt & Lanning, B'way & 103d.
105th, 142 W., cor. Amster. Av. $648-$702.
Slawson & Hobbs, 162 West 72d St.
105th St., 230 West, Empanada. $900.
Eugene C. Harding, 368 West 82d St.
105th St., 634 W. End Av. Cisburne. $1,500.
Mrs. Hite, Apt. 27, 524 West End Av.
106th St., 57-63 West. $1,200 to $1,500.
Superintendent on premises.
106th, 232 West. Raymore Court. $936-$1,080.
Berlin Renting Agency, 3,583 Broadway.
107th St., 230 West. $960.
N. E. Hall & W. Dr. Bld'g, 542 5th Av.
107th St., 233 W. Q'eend Ct. $540-$600.
Louis Schlechter, 217 West 110th St.
107th St., cor. West., The Bidgewood. $840.
George Rosenfeld Co., Inc., 51 East 42d.
108th St., 3 West, near C. P. West. $960.
Slawson & Hobbs, 162 West 72d St.
108th St., 7 West. $540-$600.
Thomas J. O'Reilly, B'way & 109th St.
108th St., 215 West. $456-$540.
Louis Schlechter, 217 West 110th St.
108th St., 241 West, Algeria. $1,000.
F. Noll, Merrill Co., 9 East 44th St.
109th St., 249 West. $960-$996.
Louis Kempner & Son, 2,443 Broadway.
109th St., 251 West. $372-$96.
Louis Kempner & Son, 2,443 Broadway.
109th St., 312 West. $960-$950.
Louis Kempner & Son, 2,443 Broadway.
110th St., 137 W., Semiramis. $360-$780.
Louis Schlechter, 217 West 110th St.
110th St., 303 West. $1,150.
Earle & Calhoun, Broadway & 72d St.
110th St., 515 West. $1,100.
Earle & Calhoun, Broadway & 72d St.
110th St., 527 West, Britannia. $1,200-$1,500.
Mark Rafalsky & Co., 527 8th Av.
110th, 601 W. Hendrick Hudson. $1,000-$1,400.
American Real Estate Co., 261 West 110th.
110th, Cath. P'k'y, S., Lois Ct. $540-$600.
Louis Schlechter, 217 West 110th St.
111th, 507 W., Blennerhassett. $80 month.
L. J. Phillips & Co., 72d St.-Columbus Av.
111th, 527 W., Kendal Ct. $35-$65 month.
L. J. Phillips & Co., 72d St.-Columbus Av.
111th St., 528 West. The Ramona. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.

APARTMENTS TO LET—Unfurnished.

SIX ROOMS.

111th, 545 West. The Rockfall. $1,000-$1,300.
Charles E. Hames, 545 West 111th St.
111th St., 611 West. The Markenfield. $900.
Leroy Cowdry, 156 West 72d St.
112th St., 50 West. The De Leon. $480-$555.
Leo Abraham, 316 East 160th St.
112th St., 200 West. Langholm. $720.
Louis Schlechter, 217 West 110th St.
112th St., 508 West. $900-$1,000.
E. T. Backus, 2,400 Broadway.
112th St., 521 West. $900.
Charles F. L. Huston Co., 15 East 40th St.
112th St., 606 West. $900.
Charles F. L. Huston Co., 15 East 40th St.
113th St., 523 West, Quidnet. $1,020-$1,080.
Thomas J. O'Reilly, B'way & 109th St.
113th St., 601 West, Forrest Chambers. $1,200
Morewood Realty Holding Co., 71 B'way.
113th St., St. Nich. Av., 60. Shoreham. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
114th St., 122 West. The Lucile. $660.
F. R. Wood, W. H. Dolson Co., B'way-80th
114th St., 606 West. The Arizona. $810-$960.
Paterno Bros., Inc., 601 W. 115th St.
114th St., 514 W., The Tennessee. $810-$950.
Paterno Bros., Inc., 601 West 115th St.
114th St., 520 W. The San Marin. $810-$960.
Paterno Bros., Inc., 601 West 115th St.
114th & St., cor. Am. Av. Parthenon. $500-$720.
Calder, Nassolt & Lanning, B'y-103d St.
114th, Hver. Dr., 420, Hamilton. $1,200-$1,400
Slawson & Hobbs, 162 West 72d St.
115th St., 601 W., The Regnor. $1,200-$1,600.
Paterno Bros., Inc., 601 West 115th St.
110th St., 228 West. $300.
Bert G. Faulhaber, B'way & 156th St.
116th St., 600 West. Rexor. $1,400-$1,800.
Slawson & Hobbs, 162 West 72d St.
116th St., 606 West. $1,000.
Earle & Calhoun, Broadway & 72d St.
116th St., 616 West. $750.
Earle & Calhoun, Broadway & 72d St.
116th St., Claremont Av., 15. $1,250.
Earle & Calhoun, Broadway & 72d St.
116th St., Morningside Av., 54. $540-$600.
Sharp & Co., Broadway & 99th St.
116th St., Riv. D., 440, Paterno. $1,200-$1,400
Loton H. Slawson, 17 Madison Av.
116th St., Riv. D., 454, Oxford. $750-$1,450.
Superintendent on premises.
116th, Riv. Dr., 464, The Monte Vista. $1,100.
Paterno Bros., Inc., 601 West 115th St.
117th St., 253 W., Middleton. $36-$45.
Superintendent on premises.
117th St., 288 West. $420-$540.
H. C. Coleman, 40 Morningside Av.
118th, 401 W., 9 Morn. Pk. Dr. East View. $840.
Slawson & Hobbs, 162 West 72d St.
118th, 40 Morn. Av. Morn. Pk. Apts. $720-$900.
H. C. Coleman, 40 Morningside Av.
119th St., Claremt's Av., 40, Barleford. $900.
Slawson & Hobbs, 162 West 72d St.

SIX ROOMS.

119th St., 446 Man. Av. $456-$480.
Slawson & Hobbs, 162 West 72d St.
119th, 50 Morn. Av. Morn. Pk. Apt. $720-$900.
H. C. Coleman, 50 Morningside Av.
119th St., Mofningside Av., 54, Towers. $456.
Everett M. Seixas Company, 507 5th Av.
120th St., 425-431 W. Edm. Francis Ct. $105.
R. H. Haselton, 115 West 42d St.
120th St., Morn'side Av., 50, St. Nicholas. $1,000.
Slawson & Hobbs, 162 West 72d St.
121st St., 537 West, Reed House. $750.
F. R. Wood, W. H. Dolson Co., B'way-80th.
121st St., 7th Av., 2,051, Larchmont. $480.
L. Wills, 125 West 116th St.
121st, 106 Morn. Av. Jamie Ct. $780-$1,200.
Calder, Nassolt & Lanning, B'y-103th St.
121st, 110 Morn. Av. Ye Inn Hall. $720-$840.
Nehring Co., 1,378 St. Nicholas Av.
122d St., 528 West. $50-$60 month.
Agent on Premises.
123d St., 620 West, Decosta Hall. $780-$1,100.
Goodwin & Goodwin, 200 Lenox Av.
124th St., 527-529 W. The Maris. $600.
Combined Real Estate Interests, 90 119 St.
124th St., 542 West, Florentina. $660.
Louis Schlechter, 217 West 110th St.
124th, Mt. Morris Park West, 35. $70 month.
L. J. Phillips & Co., 72d St.-Columbus Av.
125th St., Broadway, 3,139-34. $360.
F. R. Wood, W. H. Dolson Co., B'way-80th
125th, Claremt's Av., 192, Sonome. $540-$600.
L. J. Phillips & Co., 72d St.-Columbus Av.
125th, Claremt's Av., 193, Sonome. $540-$600.
Sharp & Co., Broadway & 99th St.
127th St., 138 Clar. Av. Harrington. $456-$480.
Slawson & Hobbs, 162 West 72d St.
127th St., River, Dr., 552, Madrid. $720-$900.
J. J. Feugnet, 503 Riverside Drive.

APARTMENTS TO LET—Unfurnished.

SIX ROOMS.

129th St., 39 West. $480.
Lowenfeld & Prager, 149 Broadway.
129th St., Nich. Ter., 61, Ter. V'w. $660-$780.
Manager on premises.
131st St., 505-517 West. $420-$480.
Louis Schlechter, 217 West 110th St.
135th St., River, Dr., 570, W. Pt. Ct. $780 up.
Thomas J. O'Reilly, B'way & 109th St.
135th St., Riverside Dr. St. Francis Ct. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th.
136th St., 610 West. $43-$48 month.
R. H. MacDonald & Co., 29 W. 34th St.
136th St., 615 West. $45.
R. H. MacDonald & Co., 29 W. 34th St.
150th St., 615 West. $540-$552.
R. H. MacDonald & Co., 29 West 34th St.
136th St., 632 West, Sunderland Court. $720.
L. J. Phillips & Co., 3,767 Broadway.
136th St., River, Dr., 587, Beaconsfield. $960.
E. & Levy, 505 5th Av.
137th, River, Dr., 595, Haddon Hall. $1,000.
Mark Rafalsky & Co., 527 5th Av.
138th St., 606 West. Stockbridge. $960.
Slawson & Hobbs, 162 West 72d St.
139th, 640 W., s. c. R. Dr. Linlithgow. $720-$900.
Calder, Nassolt & Lanning, B'way & 103th.
140th St., 907 West, The Florence. $456.
Bert G. Faulhaber, B'way & 156th St.
140th St. & B'way, Ellerslie Court So. $726.
F. R. Wood, W. H. Dolson Co., B'way-80th
141st St., 439 West, Greyton Ct. $1,100.
Slawson & Hobbs, 162 West 72d St.
141st St. & B'way, Ellerslie Ct. North. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
141st St., Riverside Drive, 640.
Newmark & Davis, 3,470 Broadway.

APARTMENTS TO LET—Unfurnished.

SIX ROOMS.

142d St., 180 West. $450.
Lowenfeld & Prager, 149 Broadway.
143d St., 257 West. $360.
Lowenfeld & Prager, 149 Broadway.
145d St., 561 W. Wellington Ct. $900-$1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
144th St., 540 West, Sylvia Hall. $600.
Knap & Wasson Co., 4,249 Broadway.
144th St., B'way, s. w. c. Dallas Court. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
145th St., 528-36 West, The Muriel. $480.
F. R. Wood, W. H. Dolson Co., B'way-80th
145th St., s. cor. Riverside Dr., Deerfield. $1,200
F. R. Wood, W. H. Dolson Co., B'way-80th.
146th St., St. Nicholas Av., 725. $900-$780.
Penn & Ellman, Agents, 340 Madison Av.
147th, 546 W., s. e. cor. B'way, D'las Ct. $720-$780.
Calder, Nassolt & Lanning, B'way, 103th.
147th St., 510 West. $450.
F. R. Wood, W. H. Dolson Co., B'way-80th
148th St., 503 W., The Bramford. $492.
Bert G. Faulhaber, B'way & 156th St.
148th St., 585 West. $516-$900.
Slawson & Hobbs, 162 West 72d St.
148th, cor. Riv. Dr., 706, P'an Ct. $900-$1,200.
Calder, Nassolt & Lanning, B'way, 105th.

APARTMENTS TO LET—Unfurnished.

SIX ROOMS.

148th St. & B'way, The Wallace. $720.
F. R. Wood, W. H. Dolson Co., B'way-80th
150th St., Convent Av., 462-74, Kenway. $336.
F. R. Wood, W. H. Dolson Co., B'way-80th
151st St., 595 West, Sovereign Court. $600.
Lowenfeld & Prager, 149 Broadway.
151st St., cor. B'way, Northold. $360-$1,175.
Superintendent on premises.
151st St., Riv. Dr., 720, Placid Hall. $900-$960.
Mr. Mayer, on premises.
151st St., St. Nich. Pl., 90. $37 month.
Du Bois & Taylor, 3,551 Broadway.
1524, Riverside Dr., 745, The Onondaga. $840.
McDevitt & Mahan, 1,793 B'way, cor. 53d.
153d St., 445 West, Kinghaven. $720-$780.
Berlin Renting Agency, 3,583 Broadway.
153d St., 534 West. $420.
King & Co., 4,249 Broadway.
155th St., River, Dr., 730, Vauxhall. $1,200.
Bert G. Faulhaber, B'way & 156th St.
155th St., Nich. Av., 67, Nonpareil. $600-$630.
McDevitt & McMahon, 1,793 St. Nich. Av.
156th, 502 West, Hispania Hall. $720.
Bert G. Faulhaber, B'way & 156th St.
157th St., 525 West, Amazon. $700-$780.
Berlin Renting Agency, 3,583 Broadway.
157th St., 534 West, Orlinda. $600-$750.
Berlin Renting Agency, 3,583 Broadway.

APARTMENTS TO LET—Furnished.

MANHATTAN—West Side.

La Jacquetta
166 West 87 St.
East of Amsterdam Av.
New Fireproof Apartments.
7 LARGE ROOMS,
3 BATHS.
Moderate Rents. Every improvement. One block to Subway and Elevated Station. Agent on premises.

Terrace Court
93 St. & Riverside Dr.
S. E. Corner.
Unusual location. Modern improvements. One corner apartment, 10 rooms, 3 baths. Two nine-room apartments, 2 baths. Lease from October 1. Agent on premises.

Slawson & Hobbs
Agents
162 West 72nd Street

ROXANA
144-150 West 87th St.
AND
URANIA
152-160 West 87th St.
NEW 6-STORY BUILDINGS.
5 ROOMS & FOYER,
$1,000 TO $1,250
6 ROOMS, 2 BATHS
& FOYER,
$1,200 TO $1,550
APPLY ON PREMISES OR
Princeton Construction Company,
26 EAST 42D ST.

Lasanno Court
807 West 181st Street
A modern Combination of Supreme Comfort and Reasonable Prices.
6 Rooms, 2 Baths at $1400.
" " 1 " " 1200.
Driveway Entrance Dumbwaiters
Vacuum Cleaners Steam Dryers
Unexcelled Service.
George Rosenfeld Co. Inc.
51 East 42nd Street
Telephone 635 Murray Hill.

The Umatilla
237 West 74th St.
Bet. B'way & West End Av.
This new and modern high class fireproof building, convenient to all transit lines, will have 1 apartment vacant this Fall, of 7 unusually large and light rooms with Foyer hall, 2 Baths and 8 spacious closets.
Rental, $2,000
Superintendent on premises, or
Braisted, Goodman & Hershfield
Broadway & 113th Street.

61-63 West 106th St.
ELEVATOR APARTMENTS
6-7 ROOMS & BATH $55 AND $70
Exceptionally Large and Light Rooms. All modern improvements; prompt and efficient service; select tenants.
HOUSE UNDER NEW MANAGEMENT.

ALIMAR
925 West End Av., Cor. 105th St.
11 ROOMS AND 2 BATHS.
$2,000—$2,800.
LEWIS M. THIERY
BROADWAY, CORNER 107TH ST.

ONE ROOM AND BATH
$42 to $50, with service.
43 West 52nd Street
(Near Fifth Avenue.)
Large rooms, but two on a floor.
WM. A. WHITE & SONS,
62 Cedar Street. Phone 5700 John; or Superintendent on premises.

Harperley Hall, 1 West 64th St.
Owner's Apartment, 3 Rooms.
Contains Drawing Room, 2 Chambers, Kitchenette, Bath; Elegantly Furnished; $1,800 per annum.
Modern fireproof house; all latest improvements and conveniences, including refrigeration. Apply Manager.

94th St. NEAR RIVERSIDE
314, 316, 321
High class elevator apts.; all improvements. Large, light rooms, 4, 5, 6, 7 rooms & bath, $42.50 to $67.50.

Beautiful Apartment,
301 WEST 107TH, CORNER BROADWAY.
SEVEN LIGHT ROOMS, unfurnished; tiled bath; four sleeping; hall bedroom; telephone; steam; tidy; all improvements; private house block, elegant neighborhood; $55; decorated to suit by Oct. 1st.

THE CRITERION
60 WEST 107TH STREET.
Old Knickerbocker section—especially attractive 6-room, light, elevator house; housekeeping apartment, $540-$720. Supt. premises. Telephone 3400 Stuyvesant.

FIVE and SIX ROOM
CORNER APARTMENTS TO LET.
Building recently renovated. Rents $35-$45. Bath, steam heat, janitor service. Agent on premises, 301 West 60th St., corner 9th Av.

FAIR RENTALS UNIFORMLY MAINTAINED

440 Riverside Drive
Corner of 116th Street
The Paterna

Fireproof building. Two passenger elevators. One service elevator. Entrance on Claremont Avenue. Entrance on Riverside Drive. Day and night hall, elevator and telephone service. All white attendants.

5 Rooms ..... $960 to $1080
6 Rooms ..... $1000 to $1400
7 Rooms ..... $1500 to $1600
8 Rooms ..... $1700 to $2000

Also one corner Duplex Apartment. Entrance from Sidewalk Level. Eight Rooms and Two Baths $1,800.

The corner apartments (8 rooms) in this building are especially desirable on account of their southerly and westerly exposure.

¶ Renting agent on premises until 9 p. m.
Telephone Morningside 6694.

250 West 82d St.
Corner of Broadway
Saxony

8 rooms and two baths $1,500. Only two apartments for rent. Substantial, well-finished building. Convenient location. Exceptionally large rooms. Day and night hall, elevator and telephone service.

254 West 82d St.
Next Broadway Corner
Dewitt

8 rooms and 3 baths $1,800. Only apartment left unrented in building is on ground floor and especially desirable for use of physician. Large, light rooms. Complete modern equipment. Competent, courteous service.

¶ Apply to superintendent on premises.

"Giving all we can for what we get instead of asking all we can for what we give."

LOTON H. SLAWSON COMPANY
17 Madison Avenue
New York

Attractive, Homelike Apartments, Moderately Priced

151 and 161 WEST 86TH ST.

New fireproof apartments, 9 and 10 rooms, 3 baths. Now ready for occupancy. Only a step from all west and east side surface lines. Southerly exposure. Smoke-proof fire towers. Private laundries. Five desirable apartments remain and a 3-room Physician's Office—$1,000.

10 Rooms, 3 Baths.....$2,900 | 9 Rooms, 3 Baths..$2,600-$3,000

119 West 71st St.

It would seem that there must be a limited number of persons who long for a real home—a tastefully arranged home having every convenience, but still moderately priced. Visit these apartments.

One 6-Room Apartment, 2 Baths.
One 5-Room Apartment, 1 Bath.
One 4-Room Apartment, 1 Bath.

The HAMPTONS
117th St., St. Nicholas & 7th Aves.

Every room an outside room in Harlem's finest apartment house. One block from L, Subway and Street Cars.

Only a few apartments remain unleased. 7 and 8 room suites. Very low rentals.

The Aspinwall Apartments

Ready for Occupancy October 1st.
399-403-407-411
Audubon Avenue
Block Front 185th to 186th St.

Within a few blocks of the 181st Street Subway Station, we offer these delightful new apartments of 3, 4 and 5 rooms and bath. The equipment is of the very highest order. If you want to feast your eyes on a REAL HOME, visit this apartment.

3 Rooms, $25 and $28 per month.
4 Rooms, $27 to $33 per month.
5 Rooms, $34 to $43 per month.

Renting Agents on Premises, Mrs. J. McAlpin, Mgr., or

A. L. MORDECAI & SON
BUILDERS—30 EAST 42D ST.

SLAWSON & HOBBS
162 West 72d St., Near Broadway
Renting Dept.—West Side Apartments for Rent—Tel., 7240 Col.

LOCATION		ROOMS	Baths	RENTALS
Oregon, 162 West 54th St., corner 7th Ave	A	3, 4, 5, 6	1	$1,000 to $1,800
Georgean Court, 58 Central Park West, 66th St.	A	8 & 12	2 & 3	1,800 to 3,600
Catherine, 1 West 69th St., corner Central Park West	A	4, 6 & 7	1	900 to 1,200
Pamlico, 97 Central Park West, near 69th St.	A	8	1	1,550
Vernon, 350 West 71st St., near Riverside	B	2 & 8	1	540, 1,100
La Rochelle, 57 West 75th St.	A	6 & 7	1	1,000 to 1,800
11 to 15 West 88th St., near Central Park West	C	8 & 9	1 & 2	720 to 1,300
Avenel, 172 West 79th St., near Broadway	B	8	1	1,200
Devonshire, 325 West 83d St., near West End Ave.	B	7	1	720 to 1,000
349 West 85th St., near West End Ave.	B	8	1	1,400
Cornwall, 255 West 90th St., corner Broadway	A	7, 8, 9	2 & 3	1,700 to 2,300
Versailles, 250 West 91st St., corner Broadway	B	8 & 9	2	1,800 to 2,000
4 and 14 West 92d St., near Central Park West	B	7	1	900 to 1,000
Augusta, 255 West 92d St., near Broadway	B	7	1	780 & 900
Stuart, 250 West 94th St., corner Broadway	B	8 & 9	1	1,250 & 1,400
Mathilda Court, 310 West 95th St., near West End Ave.	B	8	1	1,020
375 Central Park West, near 97th St.	B	7 & 8	2	900 to 1,200
Rosary, 306 West 99th St., near West End Ave.	B	9	2	1,500
Wendolyn, 322 Riverside Drive, corner 100th St.	A	9, 10, 11	3	2,500 to 3,600
Bradford and Annex, 841, 843, 845 West End Ave., 101st St.	C	7 & 8	1	660 to 900
Putnam Court, 150 West 104th St., near Amsterdam Ave.	B	4, 5, 6	1	540 to 684
3 West 108th St., near Central Park West	B	4, 6	1	420 & 660
Cortlandt, 210 West 110th St., near Broadway	A	7 & 8	3	1,600 to 1,900
Yorkshire, 562 West 113th St., corner Broadway	A	7, 8, 10	2 & 3	1,100, 1,600, 2,100
Cliff Haven, 417 Riverside Drive, corner 114th St.	A	9	3	2,400
Hamilton, 420 Riverside Drive, corner 114th St.	A	6 & 8	2 & 3	1,200 to 2,300
Rexor, 600 West 116th St., S. W. corner Broadway	A	6 & 7	2 & 3	1,600
Barisford, 49 Claremont Ave., corner 119th St.	B	5, 6, 12	1 & 2	780, 1,200 to 2,000
Fair View Court, 175 Claremont Ave., 125th St.	B	4	1	480
Stockbridge, 603 West 138th St., near Broadway	B	5, 6 & 7	1	540 to 840
Woodmere, 561 West 141st St., corner Broadway	A	4, 5, 6	1	630 to 1,000
Bonair, 601 West 142d St., corner Broadway	B	3, 5, 7	1	420 to 840
Florette, 615 West 143d St., near Broadway	B	4, 5, 7	1	480, 600, 660
St. Charles, 565 West 148th St., corner Broadway	C	6	1	516 & 600
Haven Court, 4,241 Broadway, Corner 180th St.	C	4 & 5	1	456 to 630

N. B.—A—Fireproof Elevator Apartments. B—Elevator Apartments. C—Non-Elevator Apartments.

Our Annual Apartment House Directory, containing full descriptions of the houses under our management, will be mailed on request.

Panmure Arms

Most Exclusive Home

For Refined Families

on Upper
Riverside Drive
7-8-9 Large Rooms.

Fronting River.
Northeast Corner
136th Street.

KEMPE & CO., Agents,
Broadway & 87th St.
Tel. 5619 Schuyler.

3 & 4 Rooms and Bath

NEW FIREPROOF BUILDING
135 West 79th Street
Between Columbus and Amsterdam Avs.
Subway Station at Broadway.
Recently Completed; Now Ready for Occupancy
New Idea Small Apartments
EXTRA LARGE ROOMS
Other Special Features. Completely Equipped Kitchens. Extra Maids' Rooms if Desired.
Rental $840 to $1,300
APPLY SUPERINTENDENT ON PREMISES, OR BING & BING, 119 West 40th St. Telephone, 6410—Bryant.

MANHATTAN—West Side.

THE LUCANIA
235 West 71st St.,
Just west of Broadway.
Exclusive Housekeeping Apartments.
3, 4, 5 & 6 Rooms, $840 to $1,900.
Apply to Resident Manager

MANHATTAN—West Side.

RIVERSIDE DRIVE
Fireproof Apartments,
North Corner of 84th St.,
Nos. 120 and 125
Apartments 8, 9, 10, and 11 rooms and 2 to 4 baths; all conveniences; best possible construction.
Location finest in the city,
with extensive views of the Hudson and the Drive; building faces southwest, insuring an abundance of sun in Winter and cool breezes in Summer.
Rents $1,600 to $3,000.
Telephone, 5600—Schuyler.
W. R. & J. M. STEWART.

MANHATTAN—West Side.

The Raleigh
7 West 92d St.
Overlooking private houses. All modern improvements. Excellent location. Convenient transportation facilities. Front apartments. Southern exposure.
4-5-6 Rooms
$50 to $65
Per Month.
Sharp and Company,
Broadway and 99th St.
Tel., 4568—River.

MANHATTAN—West Side.

10 ROOMS and Three Baths.
Modern Fireproof House.
THE EL DORADO,
300-302 Central Park West,
90th to 91st St.
F. R. Wood, W. H. Dolson Co.,
BROADWAY AND 80TH ST.

"The Riverdale"
67 Riverside Drive
CORNER 70TH ST.
Modern Fireproof Building. Exceptionally large and attractive rooms. Fine View of Hudson River.
4, 6, 10 Rooms
1 to 3 Baths.
$1,000 to $2,800
Convenient to all means of transportation. Subway Station at 79th and Broadway.

3 to 5 W. 82nd St.
Adjacent to Central Pk. West
Modern Elevator Apartments
Exclusive private house block, convenient to "L," Subway and surface cars. Unusually large rooms, ample closets.
Suites of 8 Rooms, $1000-$1300
Renting agent on premises, or
Kempe & Co.,
Cor. of B'way & 87th St.

Stop! Look! Listen!
THE MILLARD
High-Class Elevator Apartments.
18-20 WEST 107TH ST.
4 to 8 Extra Large Light Rooms.
Rents $35 to $65.
Best in N. Y. at Price.

478 CENTRAL PARK WEST
CORNER 108TH STREET.
High Class Apartments
7 and 8 Rooms and Bath.
Rentals $840 up.
Every modern convenience; all night elevator service.
Apply to Superintendent on premises.

The Osborne
205 WEST 57TH STREET.
One-ten room apartment, with three baths, and one eight room apartment, with two baths; extra servants' rooms with each.
Also to Sublet:
Second floor, sunny, outside apartment, 10 rooms, with 3 baths; $2,750.
Telephone, 6510—Columbus.

8 ROOM CORNER APARTMENT $1800
MODERN HIGH-CLASS HOUSE OVERLOOKING CENTRAL PARK.
Exceptionally large rooms, attractively arranged; most convenient location.
Inquire of Superintendent.
65 Central Park West,
Northeast Corner 66th Street

HIGH CLASS HOMES ON WASHINGTON HEIGHTS

Brockton
661 W. 180 St.
N. E. COR. B'WAY.
ELEVATOR
Large, Light Rooms. Facing Street. Sleeping Chambers, 12x15; hardwood floors throughout; plenty closets.
4 $40 to $49

Chancellor
720 W. 181 St.
Bet. B'way & Fort Washington.
ELEVATOR
2 rooms & bath, $25
3 rooms & bath, $30
4 Rooms & Bath $36-$40
5 Rooms & Bath $47

Swampscott
660 W. 180 St.,
S. E. COR. B'WAY.
ELEVATOR
Extra large, light rooms. Convenient to 181st St. Subway Sta.
5 Rooms and bath, $45 to $50

Colonial
714 W. 179th St.,
Nr. Ft. Washington Av.
NON-ELEVATOR
4 Rooms & Bath $29-$31
5 Rooms & Bath $39-$40

Inglewood
718 W. 178 St.
Bet. B'way & Fort Washington.
ELEVATOR
4 Rooms & Bath $38-$40
5 Rooms & Bath $40
6 Rooms & Bath $50

542 W. 179 St.
Near Broadway and 181st St. Sub. Sta.
NON-ELEVATOR
VERY HIGH CLASS AND EXCLUSIVE.
4 Rooms and Bath $31-$34

KNAP & WASSON CO.
"HEIGHTS SPECIALISTS."
4249 BROADWAY at 181st St.
Tel. 4420 Audubon

MANHATTAN—West Side.

127 West 82d St.
Bet. Columbus & Amsterdam Avs.
9-Story Fireproof Apartment,
4 Rooms, $70 & $75.
Owner on premises.

MANHATTAN—West Side.

IVY COURTS
210-220-230 West 107th St.,
Adjoining Broadway and West End Av.
5, 6 AND 7 ROOMS
Continuous, efficient, and polite service, including hall, elevator and telephone. ELECTRICITY INCLUDED IN RENT. NO INFERIOR ROOMS; all LARGE and EXCEPTIONALLY BRIGHT. CLOSETS are a particular feature; a home for refined people who demand the BEST SERVICE.
Rents $660 to $980 Per Year.
Superintendent on premises.

"ST. CLOUD"
252 W. 91st Street
7-8 Room Apartments
$950-$1200
Highest Class Elevator House
Best Value in the City.

The Sevillia
Apartment Hotel, 117 W. 58th St.
Apartment of 5 rooms and bath. Also one 3 rooms and bath from Oct. 1st.

EIGHT ROOMS
Finest location on the west side. Southwest corner 100th St. and West End Av. Rent, $1,500 to $1,600.
One apartment suitable for doctor.

265 WEST 81ST ST.,
NEAR WEST END AV.
8 & 9 ROOMS.
Every Improvement; Elevator Service.
Rents $1,500 to $1,650.

APARTMENTS.
TWO ROOMS AND BATH.
7 West 24th St. Rent, $40.
Steam, electric gas, hot and cold water; just renovated. Apply premises or GODDALE, PERRY & DWIGHT, INC., Farragut 9026. 1,152 B'way, at 26th St.

MANHATTAN—West Side.

Hudsonia
79 St. & Riverside Drive
(315-321 West)
An apartment house de luxe, commanding an unobstructed view of the Hudson and the Palisades. Thoroughly modern, comfortable, and handsome in every detail. Conveniently arranged to suites of
6 and 7 Rooms
Rents $900 to $1,100
Offices on premises.
Tel. 9171—Schuyler.

9 West 46th St.
Attractive Apartments, two rooms, bath and kitchenette; moderate rentals.
MANSTON & CO.,
477 Fifth Ave., 2nd., Murray Hill.

MANHATTAN—West Side.

CHOICE—NON-ELEVATOR APARTMENTS.
159 WEST 80TH ST.
7 and 8 Rooms.
RENTS $600 TO $780.
107-109 WEST 82D ST.
7 and 8 Rooms.
RENTS $720 TO $780.
64-66 WEST 88TH ST.
7 and 8 Rooms and Bath.
RENTS $900 TO $720.
77-79 WEST 92D ST.
8 and 9 Rooms.
RENTS $35 TO $80 PER MONTH.
F. R. WOOD, W. H. DOLSON CO.,
B'WAY & 80TH ST. TEL. 2900 SCHUYLER.

TO SUBLET
320 West 87th St.
8 large rooms, 3 baths.
Lease, now abroad, will make liberal concessions to Oct. 1st, 1915, to responsible party. Owner will continue lease.
FRANK L. FISHER CO.,
148 West 72d. 3010 Columbus.

TO LEASE FROM OCTOBER FIRST
ONE UNUSUAL APARTMENT
In New York's Most Exclusive Apartment House
ALWYN COURT—182 West 58th Street
Fashioned after the finest private residence, nothing has been omitted in the appointments, decorations and arrangement of the rooms, and consequently this suite will immediately appeal to those particular people who want a home among the most exclusive surroundings.
This Apartment Will Be Furnished to Order if Desired.

REAL ESTATE DIRECTORY—APARTMENTS

MANHATTAN—WEST SIDE.

SIX ROOMS.

125th St. & B'way, Placid Hall, $70-$75. Superintendent on premises.

158th St., 473 West, Netherland Ct. $600. Superintendent on premises.

158th St., 503 West, $570-$600. Knap & Wasson Co., 4,249 Broadway.

158th St., 600 West, Lafayette, $516. B. G. Faulhaber & Co., B'way & 156th St.

180th St., W. Wash. Av., 25, $780. Pease & Elliman, 240 Madison Av.

162d St., 520 West, Elsington, $420. McDowell & McMahon, 1,429 St. Nich. Av.

162d St., 560 West, Philadelphia, $600. Goodwin & Godwin, 200 Lenox Av.

162d, cor. Broadway, Newcastle, $720-$780. Berlin Renting Agency, 3,883 Broadway.

162d St., Ft. Wash. Av., Chesbourne, $780-$840. Berlin Renting Agency, 3,883 Broadway.

162d St., B'way, 3,875, The Alfredo, $720. F. R. Wood, W. H. Dolson Co., B'way-90th

162d, cor. Broadway, Hermitage, $600. Berlin Renting Agency, 3,883 Broadway.

164th St., 548 West, The Claymont, $672. Bert G. Faulhaber, B'way & 156th St.

164th St., 56 West, Richmond Ct., $720. F. R. Wood, W. H. Dolson Co., B'way-90th

172d St., 601 West, Whitehouse, $540-$600. Nehring Company, 1,278 St. Nicholas Av.

174th St., 580 W. Stratford Arms, $540-$600. Nehring Company, 1,278 St. Nicholas Av.

177th St., 717 West, Rotherwood, $600-$660. Knap & Wasson Co., 4,249 Broadway.

177th St., 991 West, Blenheim Court, $770. Superintendent on premises.

187th St., Pinehurst Av., 2, Arrow'd Ct. $720. Airmor Co., 150 Broadway.

178th St., 501 West, St. Thomas, $576-$624. Knap & Wasson Co., 4,249 Broadway.

178th St., 718 West, Inglewood, $600-$660. Knap & Wasson Co., 4,249 Broadway.

179th St., 511 Wadsworth Ct., $720. Charles P. L. Huston Co., 15 East 40th St.

179th St., 701 West, Heatherdell Court, $780. Knap & Wasson Co., 4,249 Broadway.

179th St., 939 West, Maria, $552-$576. Knap & Wasson Co., 4,249 Broadway.

179th St., 943 West, Amelia, $576. Knap & Wasson Co., 4,249 Broadway.

179th, North'n Av., 55, Hudson Chan'g's, $648. Bert G. Faulhaber, B'way & 156th St.

180th St., 561 West, The Fort Tryon, $600. J. E. Whitaker, 2,108 Broadway, at 74th.

180th St., 700 West, Ravenwood, $720-$780. Knap & Wasson Co., 4,249 Broadway.

180th St., 719 West, Tilbury Court, $600-$660. Knap & Wasson Co., 4,249 Broadway.

180th St., 804 West, $720. Pease & Elliman, 240 Madison Av.

180th St., 208-210 Haven Av. Janet, $552-$576. Knap & Wasson Co., 4,249 Broadway.

180th, North'n Av., 60, Hudson Chan'g's, $636. Bert G. Faulhaber, B'way & 156th St.

181st, 954 West, Nr. St. Nich. Av. $27 per mo. Slawson & Hobbs, 162 West 72d St.

181st St., 606 West, Glaveda, $600-$660. Nehring Company, 1,278 St. Nicholas Av.

181st St., 714 West, De Koven, $720-$780. Knap & Wasson Co., 4,249 Broadway.

181st St., B'way 'so Wadsworth, $48-$55. Renting agent, 4,260 Broadway.

181st St., Ft. Wash. Av., 493, Dacorn Dwgs. $720. Superintendent on premises.

181st St., Northern Av., 106, $65 month. Kempe & Co., 87th St. & Broadway.

182d St., 574 West, $27 per month. Slawson & Hobbs, 162 West 72d St.

182d St., 601 West, $35 per month. Slawson & Hobbs, 162 West 72d St.

182d St., cor. 520 West, Whitehouse, $600-$720. Nehring Company, 1,278 St. Nicholas Av.

182d St., St. Nich. Av., 1,454, $480. McDowell & McMahon, 1,429 St. Nich. Av.

184th St., 524 West, Andover, $552-$600. Knap & Wasson Co., 4,249 Broadway.

184th St., 566 West, The Jonsdra, $480. Bert G. Faulhaber, B'way & 156th St.

220th St., cor. Marble Hill Av., Marble Hill, $500. F. R. Wood, W. H. Dolson Co., B'way-103d.

SEVEN ROOMS.

Washington Sq., 20, The Washington, $1,800. D. Robinson-C. S. Brown Co., 14 Wall St.

85th St., 145 East, $1,900. Chas. P. Huston Co., 15 East 40th St.

86th, 207 W. B'way, Winfield, $1,380-$1,500. Mosers & Wyckoff, 546 5th Av.

57th St., 421 West, West Park, $660-$840. Slawson & Hobbs, 162 West 72d St.

58th St., 158 West, $2,300-$2,600. Pease & Elliman, 240 Madison Av.

60th St., 24 West, Milton, $600. V. K. Bracher, 2,010 Broadway.

61st St., 35 West, Jerome Apartments, $65. B. H. Martin, 1,974 Broadway.

61st St., 151 West, $900. Slawson & Hobbs, 162 West 72d St.

64th St., 3 West, Harperley Hall, $2,900-$3,000. Resident manager on premises.

68th St., 1 West, Raymore, $1,800. Bing & Bing, 119 West 40th St.

68th St., 35 West, $1,200. F. R. Wood, W. H. Dolson Co., B'way-90th

69th St., 72 West, $900. Superintendent on premises.

69th St., 11 West, Cor C. P. W., $1,200. Slawson & Hobbs, 162 West 72d St.

69th, cor. Broadway, Spencer Arms, $2,100. G. E. de Casanova, on premises.

72d St., 304 Central Pk. West, 225, $540-$1,020. Superintendent on premises.

93d St., 48 West, Westport, $1,200. Fred'k Zittel & Sons, 2,211 Broadway.

74th St., 202 West, Loring, $720. S. H. Whittaker, 2,108 Broadway.

76th St., 257 West, $1,500. Braisted, G. & Hirschfield, B'y & 118th St.

76th St., 170 West, Washusett, $540-$840. F. R. Wood, W. H. Dolson Co., B'way-90th

76th St., 339 Amsterdam Av., $780. Slawson & Hobbs, 162 W. 72d St.

76th St., 339 Amsterdam Av., $780. Fred'k Zittel & Sons, 2,211 Broadway.

76th St., 59 West, $800. Pease & Elliman, 240 Madison Av.

76th St., 60 West, The Alysmere, $1,200-$1,200. D. Buckley, 2438 Columbus Av.

76th St., 258 West, $1,000-$1,100. W. R. Ware, B'way & 86th St.

77th St., 108 West, $50-$60. S. A. Lewis, 508 5th Av.

77th St., 165 West, The Rexford, $1,850-$2,000. Samuel H. Martin, 1,974 Broadway.

77th St., 172 West, $600-$900. Everett M. Seixas Co., 507 5th Av.

77th St., 229 West, 11 Sanford, 1,050-$2,000. Paterno Bros., Inc., 501 West 115th St.

79th St., 150 West, Dorset, $1,800. S. A. Lewis, 508 5th Av.

79th St., 280 West, The Rexford, $1,850-$2,000. Paterno Bros., Inc., 501 West 115th St.

79th St., 207 West, Lasanno Court, $1,050. Superintendent on premises.

79th St., 316 West, $1,700. Edwin S. Brickner, 909 West End Av.

80th St., 129 West, $800. F. R. Wood, W. H. Dolson Co., B'way-90th

80th St., 163 West, $720. Everett M. Seixas Co., 507 5th Av.

80th St., 306 West, $1,100-$1,400. Fred'k Zittel & Sons, 2,211 Broadway.

82d St., 266 Central Park West, $900. E. H. Ludlow & Co., 149 Broadway.

82d St., West End Av., 465, $2,300. Chas. P. Huston Co., 15 East 40th St.

82d St., West End Av., 463, $780-$1,200. Fredk. Zittel & Sons, 2,211 Broadway.

82d St., 1 West, La Grange, $1,200. Slawson & Hobbs, 162 West 72d St.

83d St., 233 West, Amsden, $1,008 to $1,380. Robinson-Brown Co., 14 Wall St.

83d St., 326 West, Devonshire, $720-$1,000. Slawson & Hobbs, 162 West 72d St.

83d St., 326 West, Gertrude, $900. Superintendent on premises.

83d St., 45 W. B'way, 472, The Belvoir, $1,800-$2,000. F. R. Wood, W. H. Dolson Co., B'way-90th

84th St., 66 West, $900. Wm. R. Ware, B'way & 86th St.

84th St., 319 West, $1,000. Wm. R. Ware, B'way & 86th St.

84th St., W. E. B'way, 496, The Hohens'n, $1,800. F. R. Wood, W. H. Dolson Co., B'way-90th

84th St., 130 Riverside Drive, $1,400. W. H. & J. M. Stewart, 120 Riverside Drive.

85th St., 77 West, Carlyle, $1,200. F. R. Wood, W. H. Dolson Co., B'way-90th

86th St., 103 West, Gil. Av., $780. Slawson & Hobbs, 162 West 72d St.

86th St., 202 West, $600. Slawson & Hobbs, 162 West 72d St.

86th St., 213 West, $600. Slawson & Hobbs, 162 West 72d St.

86th St., 207 West, $900. Slawson & Hobbs, 162 West 72d St.

86th St., W. E. Av., 528, $2,700. Mark Rafalsky & Co., 527 5th Av.

86th St., 305 West, Ecoleigh Court, $2,000. F. R. Wood, W. H. Dolson Co., B'way-90th

86th, 151 and 161 West, $1,850. A. L. Mordecai & Son, 350 East 42d St.

86th St., 257 West, $2,750. Paterson McIs. Merrill Co., Inc., 9 E. 44th

86th St., & Broadway, Belnord, $2,100. F. R. Wood, W. H. Dolson Co., B'way-90th

87th, 146-148 W. La Jacquette, $1,800-$1,900. Slawson & Hobbs, 162 West 72d St.

87th St., 209 West, Corinacea, $840. F. R. Wood, W. H. Dolson Co., B'way-90th

87th, Cent. Pk. W., 265, The Cascade, $1,500 up. F. R. Wood, W. H. Dolson Co., B'way-90th

88th St., 84-86 West, $680. F. R. Wood, W. H. Dolson Co., B'way-90th

88th St., 130 West, $1,000. Fred Torkler, 131 Second Av.

90th St., 267 West, Runnis, $1,700-$1,800. Fred'k Zittel & Sons, 2,211 Broadway.

90th St., 255 West, Cornwall, $1700-$1900. Slawson & Hobbs, 162 West 72d St.

91st St., Central Park West, 315, $1750-$2088. E. A. Levy, 505 5th Av.

92d St., 4 West, near C. P. W. West, $900-$1000. Slawson & Hobbs, 162 West 72d St.

92d St., 14 West, Nr. C. P. W., $900. Slawson & Hobbs, 162 West 72d St.

92d St., 43 West, $900. E. M. Thiery, 2,780 B'way.

92d St., 75 West, $35 month. Kempe & Co., 87th St. & Broadway.

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92d St., 263 West, Bruna, W. $780-$900. Slawson & Hobbs, 162 West 72d St.

92d St., 304 West, near W. E. Av., $1,500. Slawson & Hobbs, 162 West 72d St.

93d St., 38 West, $35 month. Kempe & Co., 87th St. & Broadway.

93d St., 40 West, $500. E. M. Thiery, 2,780 B'way.

93d St., 309 West, Albert Court, $1,000. Goodwin & Godwin, 200 Lenox Av.

93d St., 310 W. The Riverview, $1,000-$1,200. M. H. Gaillard Co., 3,290 Broadway.

93d St., 329 West, Alba, $1,100-$1,200. F. R. Wood, W. H. Dolson Co., B'way-90th

93d St., 338 West, The Gertrude, $900. Superintendent on premises.

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96th St., Riverside Drive, 226, $1,050. Earle & Calhoun, B'way & 72d St.

96th St., 25 West, $1,200. Leroy Caventry, 156 West 72d St.

97th St., 305 W., near Riverside, Vera, $900. Slawson & Hobbs, 162 West 72d St.

97th St., 315 West, $1,140. Earle & Calhoun, B'way & 72d St.

97th St., Central Park West, 37, $900. Slawson & Hobbs, 162 West 72d St.

98th, 220 West, The Borchardt, $1,400-$1,750. Jos. N. Bichel, 220 West 98th St.

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Berlin Renting Agency, 2,383 Broadway.
96th St., s. e. cor. Riverside Dr. Clifden. $1,500.
Calder, Nassau & Lanning, B'way-105th.
96th St., West End Av., 314. $1,050.
Shaw & Co., Broadway & 96th St.
101st St., 344 West. Nordica. $900.
E. S. Benkus, 2,309 Broadway.
102d St., 44 West. Potomac. $540.
Kaun & Greenberg, 206 Manhattan Av.
103d St., W. E. Av., 811. Bradford. $1,000-$1,100.
Goodale, Perry & Dwight, 1,133 B'way.
103d St., W. End Av., 841. Bradford. $780-$846.
Slawson & Hobbs, 162 West 72d St.
104th St., Central Park West, 414. $720.
Electra Co., Backus, 2,309 Broadway.
104th St., C. Pk. W., 418. The Broadstair. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
104th St., 240 West. $480-$540.
Sharp & Co., Broadway & 96th St.
102d St., 235 West. Harold Court. $1,200.
Sharp & Co., Broadway & 96th St.
103d St., 330 West. Rockledge Hall. $1,000.
Calder, Nassau & Lanning, B'way-105th.
103d St., nr. cor. Cent. Pk. W. Melba. $720.
S. Sedgar Lesycraft & Co., 30 East 42d St.
104th St., Cent. Pk. W., 146. Greenfield. $750.
F. R. Wood, W. H. Dolson Co., B'way-80th.
105th St., 230 West. $660.
D. Robinson, C. B. Brown Co., 14 Wall St.
108th St., 61-69 West. $840.
Superintendent on premises.
106th, 232 West, Raymore Court. $1,050.
Berlin Renting Agency, 2,383 Broadway.
107th St., cor. Riverside Dr. Ridgecrest. $1,500.
George Rosenfeld Co., Inc., 51 E. 42d St.
107th St., 233 West. $720-$780.
Louis Schlechter, 217 West 110th St.
107th St., W. End Av. Wambold. $1,400.
Lewis M. Isaacs, B'way & w. cor. 107th.
Cor. 108th St., 478 Central Park West. $540 up. Apply Superintendent on premises.
109th St., B'way, 2,728-2,730. $570 to $600.
Robinson & Brown, 14 Wall St.
109th St., 312 West. $1,080-$1,200.
Louis Kempner & Son, 2,441 Broadway.
110th St., 137 West. Benrenmil. $720-$900.
Louis Schlechter, 217 West 110th St.
110th St., 204 West. Amherst. $1,800.
Bing & Bing, 119 West 40th St.
110th St., 509 West. $1,500.
Earle & Calhoun, B'way & 72d St.
110th St., 515 West. $1,200.
Earle & Calhoun, B'way & 72d St.
110th St., 527 West. Britannic. $1,200-$1,400.
Max Mink Co., 527 West 110th St.
110th St., 601 West. H. Hudson. $1,500-$2,000.
American R. E. Co., 901 West 110th St.
110th St., Cathedral Parkway, 112. $1,800.
Electus T. Backus, 2,309 Broadway.

SEVEN ROOMS.

111th St., 507 W. Blazenhasseta. $70 month
W. Phillips & Co., 724 St.-Columbus Av.
111th St., 533 West. The Ramona. $1,100.
Chas. F. Huston Co., 15 East 40th St.
111th St., 545 West. Rockfall. $1,100-$1,600.
Charles S. Hamen, resident manager.
113th St., 58 West. Romeyn. $720.
Goodwin & Goodwin, 260 Lenox Av.
113th St., 581 West. $1,175.
Chas. F. Huston Co., 15 East 40th St.
113th St., 622 West. $1,200.
Chas. F. Huston Co., 15 East 40th St.
113th St., 606 West. $1,150.
Chas. F. Huston Co., 15 East 40th St.
113th St., 641 West. $1,100.
Chas. F. Huston Co., 15 East 40th St.
112th, Riv. Dr., 400. Bowles Ct. $1,800-$1,860.
Calder, Nassau & Lanning, B'way-105th.
Calder, Nassau & Lanning, B'way, 105th.
114th St., 514 West. $460-$660.
Superintendent on premises.
114th St., 535-540 West. $660-$855.
Duff & Conger, Madison Av. and 26th St.
114th St., 341 West. Morris Park West. 3d. $1,000.
L. J. Phillips & Co., 724 St.-Columbus Av.
115th, Riverside Dr., 324. Leader Arms. $720.
115th St., 601 West. Forrest Chambers. $1,700.
Shorewood Realty Holding Co., 71 B'way.
114th St., 401 West. $900.
Fesse & Hillman, 240 Madison Av.
114th St., 520 West. Saint Martin. $1,100-$1,300.
Paterno Bros., Inc., 601 West 115th St.
115th St., 520 West. Arizona. $1,100-$1,300.
Paterno Bros., Inc., 601 West 115th St.
114th St., 514 West. Tennessee. $1,100-$1,300.
Paterno Bros., Inc., 601 West 115th St.
115th St., 404 West. Warren Hall. $780.
Louis Kempner & Son, 2,443 Broadway.
115th St., 609 West. $1,000.
Leroy Coventry, 156 West 72d St.
116th St., 329 West. Waramaug. $1,200.
Robinson-Brown Co., 14 Wall St.
116th St., (Cor.,) Morningside Av., 8. $420.
Goodwin & Goodwin, 260 Lenox Av.
116th St., Riverside Drive, 623. $1,200.
Earle & Calhoun, B'way & 72d St.
110th St., 450 Riverside Drive. $1,800.
Calder, Nassau & Lanning, 105th & B'way.
116th St., 307 West. Rezor. $1,200-$2,000.
Slawson & Hobbs, 162 West 72d St.
116th St., 616 West. $1,100.
Earle & Calhoun, B'way & 72d St.
116th St., 230 West. Humbolt. $1,200.
Earle & Calhoun, B'way & 72d St.
116th, River Dr., 440. Paterso. $1,500-$1,600.
Louis H. Slawson, 21 Madison Av.
116th St., Cl'mont Av., 21. Sophomore. $1,100.
Paterno Bros., Inc., 601 West 116th St.
116th St., Cl'mt Av., 39-41. Campus. $1,500.
$1,650. Paterno Bros., Inc., 601 W. 116th.
116th St., Morn. Drive West, 54. $1,100.
Sharp & Co., Broadway & 96th St.
116th, River Dr., 448. Shore View. $1,200.
L. J. Phillips & Co., 724 St.-Columbus Av.
116th St., 5 West. $1,200.
Superintendent on premises.
117th, C'mont Av., 20-21. Elton Hall. $1,200.
D. Robinson, C. B. Brown Co., 14 Wall St.
117th, River Dr., 448. Shore View. $1,200.
L. J. Phillips & Co., 724 St. & Col. Av.
117th St., Nich. Av., 7th Ave. The Hamptons. $840.
A. L. Mordecai & Sons, 30 East 42d St.
118th St., 400 West. Hague Ct. $900-$1,100.
Apply on premises.

SEVEN ROOMS.

118th, 400 W., Hague Court. $900-$1,000.
W. Alanson Alexander, 503 5th Av.
118th, Mside Av., 40. Mt. Eden. $960-$1,020.
H. C. Coleman, 40 Morningside Av.
118th, Riverside Drive, 320. $1,200-$1,500.
Paterno Bros., Inc., 601 West 115th St.
118th, Riverside Drive, 320. $1,200-$1,500.
Paterno Bros., Inc., 601 West 115th St.
119th St., 371 West. Towers. $900.
Everett M. Kalkin, Inc., 507 5th Av.
119th, 7th Av., 1,975. $480-$540.
Goodwin & Goodwin, 260 Lenox Av.
119th St., Morn. Dr., 50. St. Valier. $1,800.
Slawson & Hobbs, 162 West 72d St.
120th St., Morningside Av., 66. Towers. $480.
Everett M. Selzas Co., 507 5th Av.
121st St., 439 West. Hyra Manor. $960-$969.
Louis Schlechter, 217 West 110th St.
121st, Riverside Dr., 1065. James Ct. $540-$1,200.
Calder, Nassau & Lanning, B'way, 105th.
124th St., 514 West. $460-$660.
Superintendent on premises.
124th St., 138-140 West. $660-$855.
Duff & Conger, Madison Av. and 26th St.
124th St., 34, Morris Park West, 38. $1,000.
L. J. Phillips & Co., 724 St.-Columbus Av.
125th, Riverside Dr., 324. Leader Arms. $720.
125th St., 601 West. Forrest Chambers.
W. W. Skinner, 2 West 45th St.
128th St., 73-75-77 West. $396.
Dersch uch & Co., 156 Broadway.
129th St., 106 West. $760.
H. Mathews, 181 Broadway.
129th St., St. Nich. Terrace, 41. $780-$840.
Manager on premises.
130th St., 203 West. $45-$55 a month.
Owner on premises.
134th St., 600 West. $420.
Schindler & Liebler, 3,929 B'way.
135th St., 227 West. $430-$480.
Robert Levern, 276 Lenox Av.
135th St., 335 West. St. Evens. $840-$996.
Frederick Eittel & Sons, 2,311 B'way.
150th, River Dr., 3. West Pk. Ct. $900-$960.
Thomas J. O'Reilly, B'way & 106th St.
155th St. & River Dr., St. Francis Ct. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
160th St., 615 West. $420.
E. H. MacDonald & Co., 29 West 34th St.

SEVEN ROOMS.

160th, cor B'way, The Hudson-Fulton. $1,000.
Montreal & Son, 30 Church.
186th, Riv. Drive, 587, Beaconsfield. $1,080.
E. A. Lavy, 305 5th Av.
188th St., River Dr., 595. $1,100-$1,200.
Kempe & Co., 527 5th Av.
187th, River Dr., 595, Hazlitt Hall. $900-$1,200
Mark Rafalsky & Co., 527 5th Av.
188th St., 603 West. Stockbridge. $840.
Slawson & Hobbs, 162 West 72d St.
189th St., 540 West. Linlithgow. $780-$900.
Calder, Nassau & Lanning, B'way, 105th.
9 th St., & B'way. Ellerslie Ct. $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
191st St., Riverside Drive, 340.
Newmark & Davis, 3,470 Broadway.
142d St., 601 West. Bonair. $720-$900.
Slawson & Hobbs, 162 West 72d St.
143d St., 615 West. Florette. $660.
Slawson & Hobbs, 162 West 72d St.
144th St., 535 West. Hervia Hall. $840.
Goodwin & Goodwin, 260 Lenox Av.
144th St., cor. B'way. Dellon Court. $1,020.
F. R. Wood, W. H. Dolson Co., B'way-80th.
144th, cor. River Dr. Grasehill Ct. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
143d St., 601 W. Mont. Ct. $65.
Irving Baum, 170 Broadway.
145th, cor. River Drive, Deerfield. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th.
147th St., 545 West. Douglas Court. $780-$960.
Calder, Nassau & Lanning, B'way & 105th.
148th St., 402-410 West. Lusitania. $900.
Superintendent, on premises.
148th St., 706 Riverside Drive. $1,200-$1,400.
Calder, Nassau & Lanning, B'way & 105th.
148th St., 5,601 B'way. The Riverview. $720.
J. L. Berndt, 540 Eighth Av.
149th St. and Broadway, Mansfield. $900.
Superintendent, on premises.
149th St. & B'way. The Wallace. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
150th St., cor. B'way, Southold. $1,150-$1,350.
Superintendent, on premises.

SEVEN ROOMS.

150th, Convent Av., 462-74. Rowsay. $600.
F. R. Wood, W. H. Dolson Co., B'way-80th.
151st St., 400 West. $600 to $660.
Frederick Eittel & Sons, 2,311 B'way.
151st, cor. B'way, Northold. $1,150-$1,350.
Superintendent, on premises.
151st, Riv. Dr., 736. Placid Hall. $1,000-$1,100
Mr. Marder, on premises.
153d St., cor. B'way, St. Regis Court. $85.
J. Conway, resident agent.
153d St., 745 Riverside Drive. $846.
L. J. Phillips & Co., 3,787 Broadway.
153d St., 534 West. $420.
Kemp & Wasson Co., 4,349 Broadway.
155th, Riverside Drive, 780, Vauxhall. $1,350.
Bert G. Faulhaber, Broadway and 156th.
156th St., Nich. Av., 81, Nonpareil. $720-$780
McDowell & McMahon, 1,429 St. Nich. Av.
159th St., 601 West. Hispania Hall. $640.
Bert G. Faulhaber, Broadway and 156th.
156th Ste., St. Nicholas Av., 921. $846.
Bert G. Faulhaber, Broadway and 156th.
157th St., 332 West. Amazon. $816-$870.
Berlin Renting Agency, 2,383 Broadway.
157th St. and Broadway, Audubon Hall. $90.
Superintendent, on premises.

SEVEN ROOMS.

159th St., cor. Edgecombe Av. Alberta. $840.
Superintendent, on premises.
160th St., Fort Wash. Av., 2. $960.
Pease & Elliman, 240 Madison Av.
161st St., Fort Washington Av., 65. $1,000.
Berlin Renting Agency, 2,383 Broadway.
162d St., 595 West. Carolyn Court. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th.
162d St., B'way, 3,575. The Alfredo. $840.
F. R. Wood, W. H. Dolson Co., B'way-80th.
162d St., 615 West. $840.
L. J. Phillips & Co., 3,787 Broadway.
162d, cor. Broadway, Newcastle. $840-$900.
Berlin Renting Agency, 2,383 Broadway.
163d St., 540 West. Malcolm. $780-$900.
Kemp & Wasson Co., 4,349 Broadway.
163d St., Riverside Drive, 780, Vauxhall. $1,350.
Bert G. Faulhaber, Broadway and 156th.
166th St., Nich. Av., 87, Spencerian. $720-$780
McDowell & McMahon, 1,429 St. Nich. Av.
166th St., 601 West. Hispania Hall. $640.
Bert G. Faulhaber, Broadway and 156th.
166th Ste., St. Nicholas Av., 921. $846.
Bert G. Faulhaber, Broadway and 156th.
167th St., cor. Audubon Av., 919-925. $720.
Slawson & Hobbs, 162 West 72d St.
168th St., 540 West. Amazon. $816-$870.
Berlin Renting Agency, 2,383 Broadway.
177th St., cor. B'way, 4,349. $820-$900.
Kemp & Wasson Co., 4,349 Broadway.

APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished.

Admaston
N.W. cor. B'way, at 89th St.
Situated in a very desirable and convenient location.
ABSOLUTELY FIREPROOF.
EVERY MODERN CONVENIENCE
Apartments of 5 to 8 Rooms, 2 Baths,
Rentals $1,200 to $2,200.
The 7 and 8 Room Apartments Have Extra Shower.

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West End Ave., at 90th St.
Situated on the finest residential avenue in the city.
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Apartments of 9 & 10 Rooms, 3 Baths,
Rentals $3,000 to $3,700.

Under the direct supervision of the owners, assuring careful selection of tenants and first-class service.
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MOREWOOD REALTY HOLDING COMPANY,
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72nd St.—Broadway—73rd St.
Subway Station at 72nd St.
High-class attractive apartments,
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These apartments are absolutely fireproof, modern in every detail.
All rooms large and light, with abundant closet space.
All improvements, including refrigeration.
Solid porcelain bathtubs with shower appliances.
There are no dumbwaiters—each apartment having a rear entrance and service elevator.
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N. W. Corner Broadway at 113th St.
ABSOLUTELY FIREPROOF.
EVERY MODERN CONVENIENCE.
7 & 9 Rooms, 2 & 3 Baths
Rentals, $1,700-$2,400.
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MOREWOOD REALTY HOLDING CO.,
71 BROADWAY.

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COLONIAL,
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NEAR 60TH ST.
3 and 6 Rooms...$27, $38
Electric light, steam heat, hot water, tiled bath; with elsewhere.

JEROME,
35-43 West 61st St.
6 and 7 Rooms...$45, $65
Exceptionally large, all light; steam heat and hot water.

WAHNITA,
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Large, light rooms; bath, steam heat and hot water &c.
ALSO
2 Room Kitchenette Apts.
Modern in every detail; electric light, hardwood trim, tile bathroom. $18 to $24.
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newly decorated, 3-story and basement private dwelling; high-class residential neighborhood, near Central Park; lately renovated throughout; moderate rental to desirable tenant. YOCH REALTY COMPANY, owners, 320 5th Av., or your own broker.

Cathedral Parkway (110th St.) and 7th Avenue Drive.
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OVERLOOKING CENTRAL PARK.
Modern, fireproof, nine-story building; elevator and every convenience.
7 & 8 Rooms, 2 Baths, 9 Rooms, 3 Baths
Rentals $1,200 to $1,800
APPLY AT THE BUILDING.

AT AN ATTRACTIVE RENTAL
An Unusual 8 Room Suite, 3 Baths,
44 WEST 77TH STREET,
Overlooking the Manhattan Square Park;
TO LEASE FOR 1, 2, OR 3 YEARS,
OR MAY BE PURCHASED OUTRIGHT.
Living room (18x30), 3 master's chambers (one 14x22).
All Southern Exposure—10 Closets.
C. S. Taylor, 165 W. 58th St. Phone 4253 Col., or Supt. on premises.

82D ST., 137 WEST.
25 ft. single third apartment, seven beautiful, light rooms, two tile baths, maid's toilet, handsomely decorated; steam, hot water; hardwood floors; electric, gas; best for money in city; possession now; rent $70; Adults only; references. Apply Janitor or Owner, 1,270 Broadway, Room 502. 'Phone Madison Square—800.

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341 TO 347 WEST 76TH ST.
Fire-proof Apartment Houses of 4 AND 5 LARGE, LIGHT ROOMS; overlooking Hudson River; rents $40, $50, and $57.50.
APPLY OWNER ON PREMISES.

WEST END
AV., 850, NEAR 102D ST.
HIGH CLASS elevator apartment, seven rooms and bath; parquet floors; rent $900.

THE ELWOOD
4 and 6 West 105th St., NEAR C. P. W.
Beautiful, large, light rooms; HIGH-CLASS ELEVATOR APARTMENT; 7 exquisitely decorated; thoroughly renovated; all modern improvements; 4 or 5 min. from Subway cars. $55 & $70
Apply resident Superintendent.

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Above 110th St. and Washington Heights.
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Harlem Library Apartments, 32 W. 123d St.
Delightfully located in Harlem's choicest residential section; one or two rooms; only $75 to $90. Wilcox & Shelton, 3,107 7th Av., (125th St.)

A Bold Challenge.
We claim that
Manhattan Square North,
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Is the most desirable location in the greater City of New York.
THE ORVISTA,
A 12-story apartment house,
is just completed there.
8 & 9 rooms, with 3 baths,
all flooded with sunlight and with perpetual park outlook on all sides.
With all these advantages the rents are extremely moderate for a house of this class—$2,200 to $3,200.
AGENT ON PREMISES.
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Just Completed and Ready for Occupancy
ELEVATOR APARTMENTS
St. Nicholas Terrace
Entire Block, Facing St. Nicholas Park.
128th to 129th Street
Convenient to Sixth and Ninth Ave. "L" and Subway.
3-4-5 Rooms and Foyers,
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3-4-5 Rooms, $24 to $40.
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7 Rooms and Bath
SEE THESE APARTMENTS
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All Up-to-Date Improvements.
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APARTMENTS, 6 TO 10 ROOMS AND 2 BATHS, $1,600 TO $3,000. APPLY SUPT.

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32 West 72d Street
Parlor Floor $2,100. 3rd Floor $1,500
Very handsome. Ample room for two

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Seven large, light rooms, bath, butler's pantry; elevators; night and day janitor service; steam dinner; convenient all traction lines; $1,200-$1,300. Supt. on premises.

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Five spacious, sunny rooms; all light. Elevator service; every improvement. Rent $60. Apply premises.

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CORNER BROADWAY AND 207TH ST.
Seven rooms and bath.
$900—Elevator; electric light.
WILLIAM E. WARE, B'way and 204th st.

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AV., 850, NEAR 102D ST.
HIGH CLASS elevator apartment, seven rooms and bath; parquet floors; rent $900.

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4 and 6 West 105th St., NEAR C. P. W.
Beautiful, large, light rooms; HIGH-CLASS ELEVATOR APARTMENT; 7 exquisitely decorated; thoroughly renovated; all modern improvements; 4 or 5 min. from Subway cars. $55 & $70
Apply resident Superintendent.

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Delightfully located in Harlem's choicest residential section; one or two rooms; only $75 to $90. Wilcox & Shelton, 3,107 7th Av., (125th St.)

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1885-1893 Seventh Ave.,
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HIGH CLASS ELEVATOR APARTMENT HOUSE.
All Apartments are extra light and face on two streets.
All modern improvements; parquet floors, steam dryer, etc.
EIGHT ROOMS Extra maids' convenience.
Rents Reasonable
Most convenient location in city; block from 8th and 9th "L" Subway, and all surface lines.
Must be seen to be appreciated.
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ELEVATOR APARTMENTS
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On the Knoll of Washington Heights. Conveniently arranged apartments of BEAUTIFUL ROOMS.
Each Apartment Soundproof.
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Every New Improvement.
3-4-5 ROOMS, BATH, FOYER, PANTRY.
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N. W. Cor. St. Nicholas Ave.

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Opposite Grant's Tomb.
127th St. Subway Sta.
5, 6, 7 Rooms, $60-$75.

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Subway and Elevated Sta.
Five light Rooms, $55-$75.

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585, North of 137th St.
5, 6, 7 rooms, 2 baths, $47.50 to $60.00; outside rooms; abundance air and light; close to Subway, surface cars, 8th Av. stages.

THE ORADELL
508 and 510 West 112th Street
6 ROOMS AND BATH.....$60.00
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8-story fireproof building. The aim of the management: owner is to secure the best possible tenants. Values unequaled elsewhere. Superintendent on premises.

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The Clearfield,
324 WEST 103D ST.,
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New Twelve-Story Building.
One Apartment of
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Ground floor. Suitable for physician.

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Latest type 12-story building.
6 Rooms, 2 Baths, $1,200
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Between 89th and 90th Sts.
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One Apartment of
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All Night Elevator Service.

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All Night Elevator Service.
7 Rooms, $960.
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Just Off Broadway.
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All Night Elevator Service.
Best Value for the Money.
8 Rooms, $1,000 to $1,200.

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312 West 109th St.,
Between Broadway and Riverside Drive.
EXCEPTIONAL VALUE
6 Rooms, $840 & $900
With bath and extra lavatory and maids' toilet.
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With bath and extra lavatory and maids' toilet.
The large size rooms, high standard of excellence of the building (which has all modern improvements) and the superb location make these apartments an offering of exceptional value.
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Above 110th St. and Washington Heights.
THE MAJESTIC
St. Nicholas Avenue,
S. E. Cor. 145th St.
Absolutely fireproof Corner Apartments
7 & 8 Rooms
High class. Elevator and telephone service the best. Convenient to Subway and to those who prefer the "L" road.
Rents $720 to $1,020
Renting Agent on Premises, or
DU BOIS & TAYLOR
3851 Broadway
(146th St.)

West Side.
Above 110th St. and Washington Heights.
7-8-9 Rooms
2 to 3 Baths
Newly decorated and ready for immediate occupancy in the magnificent, new, fireproof—
Rockfall
APARTMENTS,
Broadway, at 111th St.
The moderate rentals, select and contented tenantry, beautiful and refined appointments, combined with complete and careful attention, have kept this house practically full from the start.
CHARLES E. HAMES, Resident Mgr.

NEW
University Court
70 MORNINGSIDE DRIVE, COR. 117TH ST.,
Near Columbia University.
Every convenience known provided; view for 50 miles from the parlor windows; the entrance with the splash of its fountains unsurpassed; undesirable tenants excluded; no dogs allowed.
4 Rooms.....$480-$540
6 Rooms, Corner.....900

HAGUE COURT
Near Columbia University.
400 West 118th St., Facing Morningside Park.
5 Large Rooms.....$600
7 Large Rooms, 2 Toilets.....900
7 Large Rooms, 2 Toilets.....1,000
Apply Superintendent respective buildings, or
W. Alanson Alexander,
503 5th Av. Telephone 3713 Murray Hill.

Fairmount Apartment Hotel.
From country to city in twenty-three minutes. Hudson Tubes and Fairmount Av., Jersey City Heights, located in a beautiful and refined residential district; roof garden, overlooking New York City and bay, Hackensack, Newark Bay and Orange Mountains; all modern conveniences; dining room has a seating capacity of 140; excellent cuisine and service; special rates to guests; 25 minutes to Cortlandt St. and 33 minutes to 33d St., via Hudson Tube; a few choice apartments to lease to early applicants.
FAIRMOUNT HOTEL COMPANY.

504 W. 111TH ST.
ARDNAREE.
Superb apartments, most attractively arranged. Fixtures and appointments of highest standard. Thoroughly modern building. Night and day Hall and Elevator service.
4 Rooms and bath, $510 to $660.
5 Rooms and bath, $660 to $780.
MANAGER ON PREMISES.

ANNAPOLIS COURT
634 WEST 136TH ST.,
adjacent to Riverside Drive. Modern elevator Apartments.
2, 4, 5, 6 AND 7 ROOMS
RENTS $30, $45, $50, $60, $69 AND $75.
Commanding an excellent view of river; convenient to Subway Station.
S. B. OSSERMAN, 20 BROAD ST.

551 WEST 149TH ST.
Near Broadway.
Very Attractive 5-Room Apartments.
Hall service. Private Telephone.
High Class in Every Respect.
Rent $34 to $40.

West Side.
Above 110th St. and Washington Heights.
THE MAJESTIC
St. Nicholas Avenue,
S. E. Cor. 145th St.
Absolutely fireproof Corner Apartments
7 & 8 Rooms
High class. Elevator and telephone service the best. Convenient to Subway and to those who prefer the "L" road.
Rents $720 to $1,020
Renting Agent on Premises, or
DU BOIS & TAYLOR
3851 Broadway
(146th St.)

Michigan!
Illinois!
Louisiana!
507-517 WEST 113TH ST.
Absolutely Fireproof High-Class Elevator Apartment Houses.
2-4-5 ROOMS.
Rents $45 to $70.
Inquire at office on premises.

ATTRACTIVE TERMS
TO THOSE RENTING NOW.
HISPANIA HALL
Delightfully Situated Opposite Hispanic Museum Grounds.
601 West 156th St., N. W. Corner Broadway.
2 and 3 Rooms and Bath, $42.50.
4 Rooms and Bath, $60 (southerly exposure).
5 Rooms and Bath, $70.
7 Rooms, 2 Baths, $70 and $75.
(Corner) 5 Rooms, 2 Baths, $100.
Southerly exposure.
Immediate occupancy on some of above. Cushman system; hot water; telephone service.
BERT G. FAULHABER & CO., Agents.
On premises, cor. Broadway and 156th St.

536 W. 111th St.
AMELIA HALL.
Superb apartments, one door from Broadway. Modern fireproof building. Attractively arranged. Fixtures and appointments of highest standard. Most rooms have direct outside exposure.
4 Rooms, bath, $690 to $780.
5 Rooms, bath, $840 to $900.
6 Rooms, bath, $960 to $1020.
7 Rooms, 2 baths, $1050 to $1150.
MANAGER ON PREMISES.

LANGHOLM 209 W. 112th St., Cor. 7th Av.
6-8 Rooms. Rents $60-$80.
All outside light corner rooms.
WILTON Near 105th St. Subway.
New Bldg., N. W. Cor. Broadway.
2-4-5 ROOMS.
All large, light outside rooms.
RENTS $32-$65. CONCESSIONS.
RIO VISTA Near 157th St. Subway.
New Bldg. 21 Ft. Washington Av.
2-3-4 ROOMS.
Largest and Best on HEIGHTS.
(2 and 3 rooms have kitchenettes.)
Extremely desirable for bachelors.
RENTS $30-$50. CONCESSIONS.
Louis Schlechter. 217 West 110th St. Tel. Morn. 4512.

The SANFORD and REXFORD
Occupying Entire Block,
EAST SIDE BROADWAY,
78th to 79th Street
Now Ready for Occupancy.
New High Class Apartments Affording the ultimate of Safety, Comfort and Elegance.
Leases are now being made and decorations arranged for these magnificent apartments from October 1st.
5-6-7 Rooms With Baths, Spacious Foyers and Abundance of Closet Room.
IMMEDIATE POSSESSION IN THE FOLLOWING:
The COLOSSEUM South Cor. 116th Street and Riverside Drive. 5 & 13 Rooms, 2 & 4 Baths.
The REGNOR 601 West 115th Street. Corner Broadway. 5, 6 and 7 Rooms, 1 and 2 Baths.
All These Apartments Can Be Inspected Evenings.
Representatives always on each premises.
PATERNO BROS., Inc., Owners and Builders. Joseph Paterno, Pres.
601 West 115th Street, Corner Broadway.

JUST COMPLETED
302 West 87th Street
Bet. West End Av. and Riverside Drive.
Subway Station at 86th St.
Unusually large rooms, with ample closets. Every up-to-date convenience. Two apartments on each floor. Separate service elevator.
8 Rooms and 3 Baths
Rents, $1,900 to $2,500.
One 5-Room Suite, 2 Baths, on ground floor.
COAST CONSTRUCTION CO., (S. G. Hess)
Telephone 6040 Schuyler.
Agent on Premises, or LEROY COVENTRY,
156 West 72d St. Tel. 4969 Columbus.

130 WEST 57th STREET
Convenient to Central Park. In the midst of the musical, literary, artistic and social life of the city, and so supervised as to make it peculiarly safe and home-like.
Now Available
A Duplex Studio Apartment at $5,000. A Furnished Duplex Studio at $850 a month. A Choice Single Studio at $840, and Suites of 5 Rooms & Bath, southwest and southeast exposure, from $900 to $1,100.
These are all specially desirable and should be inspected.
Apply to BENJAMIN L. WILLIAMS, Resident Supt.

West Side.
Above 110th St. and Washington Heights.
Edmund Francis Court
423-431 W. 120th St.
Height of Perfection in High Class Apartment Construction.
NOW READY FOR OCCUPANCY.
Convenient to all lines of transit; adjoining Morningside Park and facing Columbia University Park.
3, 4, 5 and 6 Rooms, with Foyer.
Rents, $50 upward.
Several Furnished Apartments.
Elevator, Telephone, Hall Service.
AGENT ON PREMISES, OR
E. E. HAMILTON,
115 West 42d St. Phone 6695 Bryant.

New Elevator Apartments
Holyrood Court
S. E. Corner 180th Street and Fort Washington Ave.
Couple minutes from 181st St. Subway Station and a block from Broadway surface cars. Attractive suites of
3, 4 and 5 large outside rooms
foyer and bath.
Moderate rentals.
Agent on premises or
KEMPE & CO.
Cor. of Broadway and 37th St.

610 WEST 136TH ST.
5-Room Apartment.....$36
5-Room Apartment.....$43
615 WEST 136TH ST.
4-Room Apartment.....$32
6-Room Apartment.....$45
7-Room Apartment.....$53
619 WEST 136TH ST.
4-Room Apartment....$30, $32, $33
5-Room Apartment....$37 and $36
Ranald H. Macdonald & Co.,
29 WEST 34TH ST.

THE CLAIRE 848-850 West 118th St.
THE LOUISE 850-852 West 112th St.
4-6 large, light rooms; all improvements; all night elevator service; electricity; rents $30-$47.50.

TO SUBLET,
corner apartment of 8 large, light rooms, containing all improvements; rents $1,400 per annum. Apply Apartment 41, 56 Morningside Drive West, corner 116th St.

THE MIDLOTHIAN
552 WEST 111TH ST.
6 and 8 rooms $35.00 to $45.00.
Elevator, steam heat, hot water, tiled bath; telephone; uniform service; electric light; all rooms outside light and air. Apply to janitor.

SARANAC, 470 Convent Ave.
3-4-5 rooms; $25-$40-$50; all improvements; high class, including all-night elevator and telephone service. Agent on premises.

West Side.
Above 110th St. and Washington Heights.
MR. COLEMAN
"My husband is happy and so am I in your"
MORNINGSIDE PARK APARTMENTS
4 Rooms, $40-$45
5 " $50-$60
6 " $60-$70
7 " $80-$85
40 MORNINGSIDE AVE.
N. E. COR. WEST 113TH ST.

THE ROCHAMBEAU,
312 Manhattan Ave.,
Facing Morningside Park.
7 Rooms, all modern improvements, $70, $75.
CHAMBOLD COURT,
66 Fort Washington Ave.,
Corner 163d St.
5-6-7 rooms, 2 baths; every modern convenience. $50 to $85.
RALPH COURT,
274 West 19th St.
Elevator Apartments.
5-8 rooms; all modern improvements; $40-$65.
FREIDUS & CO.,
5,624 Broadway.
Telephone Audubon 9471.

THE ANNAMERE
909 WEST 115TH ST.
Between Riverside Drive and Broadway, one block from 116th Street Subway station. Best value in the city.
7 rooms and 2 baths; rent $2400
8 rooms and 2

REAL ESTATE DIRECTORY—APARTMENTS

MANHATTAN—WEST SIDE.

SEVEN ROOMS.

61st St., Cent. Pk. W., 12-16. $1,100-$1,950. Cammann, Voorhees & Floyd, 24 William.
66th, 50 Cent.-Park W. Prasada. $1,900.
Fredk. Zittel & Sons, 2,211 B'way, (79th.)
66th St., 9 West. Vare. $1,600.
F. R. Wood, W. H. Dolson Co., B'way-90th.
69th St., n. e. cor. Broadway. $2,400.
C. T. de Casanova, on premises.
69th, C. P. W., 88, Brentmore. $2,250-$2,500.
Bing & Bing, 119 West 40th St.
69th St., Cent. Pk. W., 97. Pamlico. $1,650.
Slawson & Hobbs, 162 West 72d St.
70th St., Central Park West, 97. $1,850.
Slawson & Hobbs, 162 West 72d St.
71st St., 106 Cen. Pk. West. Barnard. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-90th.
71st St., 306 West. Vernon. $1,100.
Slawson & Hobbs, 162 West 72d St.
72d St., 58 West. The Adrian. $1,300-$1,900.
Dr. Daniel Buckley, 258 Columbus Av.
72d St., 101 West. St. Charles. $1,000.
Frederick Zittel & Sons, 2,211 B'way, 79th.
73d St., 175 West. Van Dyck. $2,400.
Morewood Realty Holding Co., 71 B'way.
73d St., 170 West. Severn. $2,000.
Morewood Realty Holding Co., 71 B'way.
79th St., 117 West. Indiana. $1,500-$1,600.
Slawson & Hobbs, 162 West 72d St.
79th St., 173 West. Avonel. $1,200-$1,250.
Slawson & Hobbs, 162 West 72d St.
79th St., 307 West. Lazanne Court. $1,000.
George Rosenfeld Co., Inc., 51 East 42d St.
80th St., 129 West. $750.
F. R. Wood, W. H. Dolson Co., B'way-90th.
81st St., 203 West. $540-$780.
Pease & Elliman, 340 Madison Av.
81st St. and Central Park West. Orvieta.
Superintendent on premises.
82d St., 3 West. $1,000-$1,800.
Kempe & Co., 87th St. & Broadway.
83d St., 109 West. $720 to $840.
F. H. Wood, W. H. Dolson Co., B'way-90th.
83d St., 254 West. De Witt. $1,500.
Loton H. Slawson Co., 17 Madison Av.
83d St., 250 West. Saxony. $1,500 to $1,750.
Loton H. Slawson Co., 17 Madison Av.
83d St., 340 West. Alwyn. $1,500.
Chas. P. Huston Co., 15 East 40th St.
83d St., 71 West. $1,000.
Electus T. Backus, 2,209 Broadway.
83d St., 250 W. cor. The Gertrude. $1,600.
Superintendent on premises.
83d St., Riverside Drive, 110. $2,000.
Pease & Elliman, 340 Madison Av.
84th St., 130 Riverside Drive. $2,500.
W. R. & J. M. Stewart, 120 Riverside Drive.
84th St., 316 West. $1,200.
William R. Ware, Broadway & 80th St.
84th St., 315 West. $1,200.
William R. Ware, Broadway & 80th St.
84th St., 320 West, Hyperion. $1,000-$1,250.
Louis Kemper Son, 2,448 Broadway.
85th St., 1 West, Roseland. $2,800.
F. R. Wood, W. H. Dolson Co., B'way-90th.
85th St., 77 West, Carlyle. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-90th.
85th St., 350 West. $800.
Slawson & Hobbs, 162 West 72d St.
85th St., 349 West, nr. West End Av. $1,400.
Slawson & Hobbs, 162 West 72d St.

SEVEN ROOMS.

85th, Riverside Drive, 131. $1,000.
Mark Rafalsky & Co., 527 Fifth Av.
86th St., 76 West, Sterling. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-90th.
86th St., 257 West. $2,750.
Payson McL. Merrill Co., Inc., 9 E. 46th.
86th, 340 West, Netherlands. $3,000-$3,200.
Mark Rafalsky & Co., 527 5th Av.
87th St., 305 West. $2,200-$2,500.
Electus T. Backus, 2,209 Broadway.
88th St., 11 W., nr. Cen. Park W. $780-$900.
Slawson & Hobbs, 162 West 72d St.
88th St., 18 West, nr. C. P. W. $840-$900.
Slawson & Hobbs, 162 West 72d St.
88th St., 4 and 6 West, Netherlands. $3,000-$3,200.
Mark Rafalsky & Co., 527 5th Av.
87th St., 305 West. $2,200-$2,500.
Electus T. Backus, 2,209 Broadway.
88th St., 11 W., nr. Cen. Park W. $780-$900.
Slawson & Hobbs, 162 West 72d St.
88th St., 18 West, nr. C. P. W. $840-$900.
Slawson & Hobbs, 162 West 72d St.
89th St., 340 West. Dorothea. $1,100-$1,400.
F. R. Wood, W. H. Dolson Co., B'way-90th.
89th St., n. e. cor. Broadway. $2,400.
C. T. de Casanova, on premises.
89th, C. P. W., 88, Brentmore. $2,250-$2,500.
Bing & Bing, 119 West 40th St.
89th St., Cent. Pk. W., 97. Pamlico. $1,650.
Slawson & Hobbs, 162 West 72d St.
90th St., Central Park West, 97. $1,850.
Slawson & Hobbs, 162 West 72d St.
91st St., 106 Cen. Pk. West. Barnard. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-90th.
91st St., 306 West. Vernon. $1,100.
Slawson & Hobbs, 162 West 72d St.
92d St., 58 West. The Adrian. $1,300-$1,900.
Dr. Daniel Buckley, 258 Columbus Av.
92d St., 101 West. St. Charles. $1,000.
Frederick Zittel & Sons, 2,211 B'way, 79th.
93d St., 175 West. Van Dyck. $2,400.
Morewood Realty Holding Co., 71 B'way.
93d St., 170 West. Severn. $2,000.
Morewood Realty Holding Co., 71 B'way.
93d St., 117 West. Indiana. $1,500-$1,600.
Slawson & Hobbs, 162 West 72d St.
93d St., 173 West. Avonel. $1,200-$1,250.
Slawson & Hobbs, 162 West 72d St.
93d St., 307 West. Lazanne Court. $1,000.
George Rosenfeld Co., Inc., 51 East 42d St.
93d St., 129 West. $750.
F. R. Wood, W. H. Dolson Co., B'way-90th.
93d St., 203 West. $540-$780.
Pease & Elliman, 340 Madison Av.
94th St. and Central Park West. Orvieta.
Superintendent on premises.
94th St., 3 West. $1,000-$1,800.
Kempe & Co., 87th St. & Broadway.
94th St., 109 West. $720 to $840.
F. H. Wood, W. H. Dolson Co., B'way-90th.
94th St., 254 West. De Witt. $1,500.
Loton H. Slawson Co., 17 Madison Av.
94th St., 250 West. Saxony. $1,500 to $1,750.
Loton H. Slawson Co., 17 Madison Av.
94th St., 340 West. Alwyn. $1,500.
Chas. P. Huston Co., 15 East 40th St.
94th St., 71 West. $1,000.
Electus T. Backus, 2,209 Broadway.
94th St., 250 W. cor. The Gertrude. $1,600.
Superintendent on premises.
94th St., Riverside Drive, 110. $2,000.
Pease & Elliman, 340 Madison Av.
94th St., 130 Riverside Drive. $2,500.
W. R. & J. M. Stewart, 120 Riverside Drive.
94th St., 316 West. $1,200.
William R. Ware, Broadway & 80th St.
94th St., 315 West. $1,200.
William R. Ware, Broadway & 80th St.
94th St., 320 West, Hyperion. $1,000-$1,250.
Louis Kemper Son, 2,448 Broadway.
95th St., 1 West, Roseland. $2,800.
F. R. Wood, W. H. Dolson Co., B'way-90th.
95th St., 77 West, Carlyle. $1,000.
F. R. Wood, W. H. Dolson Co., B'way-90th.
95th St., 350 West. $800.
Slawson & Hobbs, 162 West 72d St.
95th St., 349 West, nr. West End Av. $1,400.
Slawson & Hobbs, 162 West 72d St.

SEVEN ROOMS.

96th, R'side Drive, 234. Clifden. $1,800-$2,000.
Calder, Nassoit & Lanning, B'way & 105.
99th St., West End Av., 314. $1,400.
Sharp & Co., Broadway & 90th St.
100th St., 316 West, Dorienza. $1,500-$2,100.
Calder, Nassoit & Lanning, B'way & 105.
101st St., 315 West. Dorothea. $1,100-$1,400.
Calder, Nassoit & Lanning, B'way & 105.
101st St., 331 West. Dorothea. $1,100-$1,400.
F. R. Wood, W. H. Dolson Co., B'way-90th.
101st St., W. End Av., 845. Bradford. $600.
Slawson & Hobbs, 162 West 72d St.
101st St., West End Ave., 845. $860.
Slawson & Hobbs, 162 W. 72d St.
102d St., 339 West. Cor. Riv. Dr. $2,200.
Calder, Nassoit & Lanning, B'way-105th St.
102d St., n. w. cor. Central Park W., $1,020.
J. Edgar Leaycraft & Co., 30 East 42d St.
104th St., 140 West, Stafford. $900.
M. H. Gallatat & Co., 1,238 B'way.
104th St., 244 West. $1,080.
Apply Superintendent.
105th St., 339 West. $900.
D. Robinson, 1 Broadway Cen., 14 Wall St.
105th, W. End Av., 834. Cleburne. $2,200-$2,600.
L. J. Phillips & Co., 158 Broadway.
106th St., Central Park West, 405. $1,100.
Pease & Elliman, 340 Madison Av.
108th St., 300 W. Van Home. $1,500-$1,700.
R. L. Juhan, Broadway & 107th St.

EIGHT ROOMS.

107th St., Central Park West, 471. $900.
Hopkins & Boyd, 11 West 30th St.
107th St., 18 West, The Millard. $840-$900.
H. S. Rochelle, 14 West 107th St.
107th St., West End Av., 905. $1,700.
L. M. Thiery, 2,780 Broadway.
Cor. 108th St., 478 Cent. Park W. $840 up.
Apply to Superintendent on premises or
Hopkins & Boyd, 11 West 30th St.
108th St., Central Park West, 465. $1,100.
Pease & Elliman, 340 Madison Av.
110th St., 204 West, Amherst. $1,800-$2,000.
Bing & Bing, 119 West 40th St.
110th St., 217 West, Zenobia. $900-$1,600.
Louis Schlechter, 217 West 110th St.
110th St., 500 West. $1,400.
Earle & Calhoun, B'way & 72d St.
110th St., 515 West. $1,450.
Earle & Calhoun, B'way & 72d St.
110th St., 527 W., Britannia. $1,300-$1,450.
Mark Rafalsky & Co., 527 5th Av.
110th St., 601 West. $1,400-$2,400.
American R. E. Co., 601 West 110th St.
110th St., Riverside Drive, 481. $1,250.
Earle & Calhoun, B'way & 72d St.

EIGHT ROOMS.

111th St., 126 W., Parkriders. $45-$55 mo.
L. J. Phillips & Co., 72d St. & Col. Av.
111th St., 140 West, Parkmere. $800-$900.
F. R. Wood, W. H. Dolson Co., B'way-90th.
111th St., 545 West. $1,300-$2,200.
Charles E. Hamer, 549 West 111th St.
112th St., 7th Av., 1,254. $840-$900.
Slawson & Hobbs, 162 W. 72d St.
112th St., 200 West, Langholm. $900.
Louis Schlechter, 217 West 110th St.
112th St., Lenox Av., 115. Chester. $730.
Goodwin & Goodwin, 260 Lenox Av.
112th, Riv. Dr., 402. Fowler Ct. $1,300-$2,000.
Calder, Nassoit & Lanning, B'way & 105th.
113th St., 329 West. $1,650-$1,800.
Thomas J. O'Reilly, B'way and 100th St.
113th St., 606 West. Versailles Palace. $1,500
Apply to Superintendent on premises.
113th St., 607 West. Forest Chambers. $2,000.
Morewood Realty Holding Co., 71 B'way.
113th St. & Amst. Av. Henry James. $960.
J. Edgar Leaycraft & Co., 30 E. 42d St.
113th St. and Riverside Drive. $1,700-$2,400.
Riverside Mansions, 1,123 Broadway.
114th St., 411 West. $1,250-$1,450.
Pease & Elliman, 340 Madison Av.
114th St., 820 W. The San Maria. $1,400-$1,500.
Paterno Bros., Inc., 601 West 115th St.
114th-Riv. Dr., 488. Hamilton. $2,000-$2,800.
Slawson & Hobbs, 162 West 72d St.
115th St., 309 West. $1,200.
Leroy Coventry, 156 W. 72d St.
116th St., 606 West. $1,400.
Earle & Calhoun, B'way & 72d St.
116th, Ct'l Av., 51. Sophomore. $1,400-$1,600.
Paterno Bros., Inc., 601 West 115th St.
116th St., 379 West. Stratford. $780.
Goodwin & Goodwin, 260 Lenox Av.
116th St., 426 West. Hillcrest. $1,500-$1,800.
A. S. Luria, 2 Rector St.
116th, Riv. Dr., 488. The Colosseum. $1,900-$2,500
Paterno Bros., Inc., 601 West 115th St.
116th, River, Dr., 440. Paterno. $1,700-$3,100.
Loton H. Slawson, 17 Madison Av.
116th St., River, Dr., 488. Shore View. $1,600.
L. J. Phillips & Co., 72d St.-Columbus Av.
116th St., St. Nicholas Av., 121. $1,100.
Louis Schlechter, 217 West 110th St.
117th, Ct'l'm't Av., 32-36. Rugby H. $1,200-$1,600.
Robinson & Brown, 14 Wall St.
117th-Pinehurst Av., 2. Arrowhead Ct. $900.
Airmor Co., 150 Broadway.
117th St., St. Nicholas Av., Hampton, $1,100.
A. L. Mordecai & Son, 30 E. 42d St.
118th St., 401 West. East View. $900.
Slawson & Hobbs, 162 West 72d St.
118th St., River, Dr., 464. $1,500-$1,700.
Paterno Bros., Inc., 601 West 115th St.

EIGHT ROOMS.

122d St., 512 West. Sarasota. $900.
Goodwin & Goodwin, 260 Lenox Av.
124th St., 7th Av., 1,571. Whitehall. $1,500.
Thomas J. O'Reilly, B'way and 100th St.
128th, 5th Av., 2,041. M. Morris. $1,080.
A. H. Mathews, 181 Broadway.
129th St., 106 West. $550-$900.
A. H. Mathews, 181 Broadway.
135th St., Riverside Dr., 575. $940-$1,050.
Thomas J. O'Reilly, B'way and 100th St.
135th St., River, Drive. St. Francis Ct. $1,200.
F. R. Wood, W. H. Dolson Co., B'way-90th.
136th, B'way, S. E. c. Hudson Fulton. $1,000.
A. L. Mordecai & Son, 30 East 42d St.
138th, R'side Dr., 527. Beaconsfield. $1,500
E. A. Levy, 506 5th Av.
137th St., 596 R'side Dr. Haddon Hall. $1,320.
Mark Rafalsky & Co., 527 5th Av.
140th St., 500 West. Royal. $1,000-$1,200.
Fredrick Zittel & Sons, 2,211 B'way.
142d St., 547 West. The Castleton. $900.
F. R. Wood, W. H. Dolson Co., B'way-90th.
144th St., 562 West. Wellesley Court. $840.
F. R. Wood, W. H. Dolson Co., B'way-90th.
147th St., 547-555 West, Buck'ham Pal. $900.
Superintendent on premises.
148th, 402-410 West. Lusitania. $1,000.
Superintendent on premises.
150th St., St. Nicholas Av., 811. $900.
F. Zittel & Sons, 2,211 Broadway.
151st St., 601 West, Wash'n Irving. $1,020.
Wood-Dolson Co., B'way and 34th St.
155th, Riverside Drive, 780. Vauxhall. $2,100.
Bert G. Faulhaber, Broadway and 156th.
156th St., 601 West, cor. Broadway. $1,200.
Bert G. Faulhaber, Broadway and 156th.
157th St. & B'way, Audubon Hall, $90.
Superintendent on premises.
162d St., 585 West, Carolyn Court. $870.
F. H. Wood, W. H. Dolson Co., B'way-90th.
163d St., 600 West. Balmoral Court. $1,020.
F. R. Wood, W. H. Dolson Co., B'way-90th.
163d St., 540 West, Abercrombie. $750-$840.
Nehring Company, 1,278 St. Nicholas Av.

EIGHT ROOMS.

167th St., 522 West, Kingland. $940.
Goodwin & Goodwin, 260 Lenox Av.
225th St., cor. Marble Hill Av. $780-$840.
F. R. Wood, W. H. Dolson Co., B'way-1054.

NINE ROOMS.

61st St., Fifth Av., 820. $7,500.
Pease & Elliman, 340 Madison Av.
59th St., 100 West. $3,800.
Pease & Elliman, 340 Madison Av.
64th St., 1 W. Harperly Hall. $3,400-$4,000.
Resident manager on premises.
69th, Cent. Park W., 88, Brentmore. $4,000.
Bing & Bing, 119 West 40th St.
71st St., 106-10 Cent. Pk. West. Barnard. $3,500.
F. R. Wood, W. H. Dolson Co., B'way-90th.
73d St., 175 West. Van Dyck. $9,400.
Morewood Realty Holding Co., 71 B'way.
73d St., 260 West. $8,500.
Earle & Calhoun, B'way & 72d St.
79th St., 150 West, Dorset. $3,000-$2,700.
E. A. Levy, 506 5th Av.
81st St., 205 West. $1,850.
Dorschel & Co., 1,482 Broadway.
82d St., 775 West. Bassey. $1,800.
Loton H. Slawson Co., 17 Madison Av.
82d St., West End Av., 405. $3,000.
Chas. P. Huston Co., 15 East 40th St.
83d St., 1 West, Orange. $2,400.
Slawson & Hobbs, 162 West 72d St.
86th St., 525 West End Av. $4,800.
Mark Rafalsky & Co., 527 5th Av.
86th St., 601 West, cor. The Livingston. $2,000.
Wm. R. Ware, B'way & 80th St.
88th St., 181 Riverside Drive. $1,800-$2,300.
Mark Rafalsky & Co., 527 5th Av.
88th St., 18 West, Nr. C. P. W. $1,200.
Slawson & Hobbs, 162 West 72d St.
88th St., 15 West. $1,000.
Slawson & Hobbs, 162 West 72d St.
88th St., 309 West, The Strathallan. $2,000.
F. R. Wood, W. H. Dolson Co., B'way-90th.

APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished.

High Class Apartments
MODERATE RENTS
Excellent Service

4 ROOMS	THE VICTORIA	815	WEST 97TH	$780
	THE BROADVIEW	606	WEST 116TH	$840
	THE FIORA VILLE	616	WEST 116TH	$780
5 ROOMS	THE VICTORIA	815	WEST 97TH	$720
	THE ST. ALBANS	515	WEST 110TH	$900
	FIORA VILLE	616	WEST 116TH	$720
	PORTER ARMS	620	WEST 116TH	$780
6 ROOMS	THE VICTORIA	815	WEST 97TH	$1,100
	THE ST. ALBANS	515	WEST 110TH	$1,100
7 ROOMS	THE VICTORIA	815	WEST 97TH	$1,100
	THE DARTMOUTH	609	WEST 110TH	$1,300
	THE ST. ALBANS	515	WEST 110TH	$1,200
	THE BROADVIEW	606	WEST 116TH	$1,150
	PORTER ARMS	620	WEST 116TH	$1,100
	BARNARD COURT	15	CLAREMONT AV.	$1,300
	THE FIORA VILLE	616	WEST 116TH	$1,100
8 ROOMS	THE OSBORNE	174	WEST 79TH	$1,600
	THE ESTLING	223	RIVERSIDE DRIVE	$1,800
	COLUMBIA COURT	481	RIVERSIDE DRIVE	$1,600
	BEAU RIVAGE	816	WEST 94TH	$1,200

NOTE:—815 West 97th St., 174 West 79th St., and 481 Riverside Drive are all Corner Apartments.
——Booklet on Application——
Apply to Superintendents, or
EARLE & CALHOUN
Broadway & 72nd St. Tel. 5116-7-8 Col.

SIRATHCONA on the HUDSON
N. E. Cor. 169th St. & Haven Av.
Only 2 Blocks from 168th St. Broadway Subway Station.
A Country Home in New York City.
Away from noise and dust.
Situated 200 feet above Riverside Drive, overlooking the Hudson River and Palisades in all directions.

2 Rooms and Kitchenette	$30.00 to $32.50
3 Rooms, with Kitchen	32.50 to 40.00
4 Rooms, with Kitchen	50.00 to 52.50

References Indispensable. Apply Superintendent on Premises.

West Side. Above 110th St. and Washington Heights.
MANHATTAN
LEASING CO.
140 CHURCH ST.
TEL., 6390—BARCLAY.
HIGH CLASS
Elevator Apartments
Under the Direct Management AND SUPERVISION OF THE OWNER. SUPERINTENDENT ON PREMISES AT ALL TIMES.
Buckingham Court
310-320 West 99th St.
Adjoining Riverside Drive
Eight large, lightrooms and two baths. RENTS $1,200 TO $1,800 A YEAR. 5 Rooms & Bath, $780; exceptionally large; especially suited for a doctor's office.
Haven Hall
954 W. 180th St., Cor. Northern Av.
6, 7, 8 rooms and 3 baths and extra shower. Rents $60 to $80.
Covent Garden
APARTMENTS
6 High-Class Houses.
One whole square block.
Convent Av. to St. Nicholas Terrace, 129th to 130th St.
4, 5, 6, 7 and 8 Rooms and 2 Baths
RENTS $36 TO $80.
Highest situation on Washington Heights.
Birch Hall
520-522 West 183d St.,
corner Audubon Av.
Two blocks north of 181st Subway station.
4, 5, 7 and 8 rooms.
RENTS $32.50 to $76.
VELASQUEZ-GOYA
605-611 WEST 156TH ST.
HIGH-CLASS ELEVATOR APARTMENTS.
Directly opposite Spanish Museum Grounds.
7-8 Rooms, 2 Baths.
RENTS VERY REASONABLE.

West Side. Above 110th St. and Washington Heights.
IN THE FINEST SECTION OF
WASHINGTON HEIGHTS
ORINDA and AMAZON
523 to 530 West 157th St.
6-7 Rooms, 2 Baths, $58-$72.50.
New high-class ELEVATOR apartment; select neighborhood; Subway express 157th and Broadway; elevated express 155th St. and 8th Av.; largest rooms on Heights. All outside, large, and light. One apt. suitable for physician.
NEWCASTLE
601 West 163d St.
6-7 Rooms, $60 to $72.50.
Every main chamber is a corner room, and every apartment separated by solid brick walls, giving all the privacy of a private dwelling, are some of the exceptional attractions of this new ELEVATOR house.
ST. ERMINS,
549 West 163d St.
4-5-6 Rooms, $40 to $58.
A beautiful, high-class ELEVATOR house in extremely ideal section; conveniently located to Subway and surface cars.
Our representative at each house, or
BERLIN RENTING AGENCY
BROADWAY, COR. 162D ST.
Audubon 7470.
High-Class Apartments.
ArrowheadCourt
2 Pinehurst Av.
NORTHWEST CORNER 187TH ST.
OVERLOOKING THE HUDSON.
6-7-8 Rooms 2 Baths $600 to $1,200
Fort Tryon Apartments
561 W. 180TH ST., Corner St. Nicholas Av.
One Apartment, 6 Rooms and Bath, $50.
Elevator, electric light. Apply on premises, or J. E. Whitaker, 2108 Broadway, at 74th St.
ST. REGIS COURT
N. W. Cor. 153d St., Broadway.
2 rooms, all facing street, south..... $21.67
7 rooms, facing Broadway..... 65.00
5 rooms, beautiful river view..... 52.50
5 large, light rooms..... 45.00
JAMES CONWAY, Resident Agent.

J. EDGAR LEAYCRAFT & CO.
30 East 42d St., 42d St. Building.
TELEPHONE MURRAY HILL 540.
ELEVATOR APARTMENTS

No. of Rooms		
8	1,744 Broadway, Corner 56th Street	$900-$1700
8	571 Park Avenue, Corner 63d Street	$1800
7-8-9	71 East 96th Street, Corner Park Avenue	$1000-$1400
7-8	1 West 102nd Street, Corner Central Park West	$840-$1000
8	264 West 57th Street, Cor. 8th Av. (extra wide Street)	$1200
6	171 East 83rd Street, Corner Building.	$600

NON-ELEVATOR APARTMENTS

No. of Rooms		
8	175 2nd Avenue, Corner 11th Street	$900-$1200
8	438-440 West 57th St., Convenient 59th St. "L" & Subway	$480-$600
6-8	148 East 18th Street, Convenient to "L" & Subway	$420-$600

THE RIVIERA
Riverside Drive & 156th to 157th St.
12 Story Modern Fireproof Apartment.
Close to Subway, and 155th St. "L" only a few blocks away
5 Rooms, $660 to $750 Per Annum.
7 Rooms, $1,000 to $1,200 Per Annum.
8 Rooms, $1,200 to $1,500 Per Annum.
9 Rooms, $1,800 to $2,000 Per Annum.
A. J. Odell, Resident Manager.
Telephone Audubon—5400.
Service and management under direct supervision of owner.
Manhattan Leasing Co.
149 Church St. Tel. 6390—Barclay.

West Side. Above 110th St. and Washington Heights.
GREAT RENT REDUCTIONS AND CONCESSIONS
NEW ELEVATOR APARTMENTS
REGENT HALL 3100 Broadway, N. E. Cor. 125d St.
4-5-6-7 Rooms and Baths, $40-$70.
Formerly $50-$85. Concessions will further reduce this rent considerably.
4-Room Apt., Ground Floor Front, Suitable for Physician.
NORTHERN W. W. Cor. 181st Street and Northern Avenue.
3 blocks west of Broadway, fronting on Hudson River. Largest and finest rooms in city, size 16x20; southern exposure.
6-8-9 Rooms, 2 Baths, $60-$85.
Formerly $65 to $110. Concessions will further reduce this rent considerably.
KENILWORTH 45 Pinehurst Avenue. N. E. Cor. 179th Street.
With views of the Hudson. Highest location in city. All rooms outside and extra large.
6 Rooms, 2 Baths, Front, $55-$80.
Formerly $65 to $10. Concessions will further reduce this rent considerably.
Bellaire Apt's.
22 to 40 Post Ave.
109 to 125 Sherman Ave.
Between Dyckman and Academy Sts.
JUST COMPLETED
ONLY A FEW
Choice Apartments left in these
Ten Houses
3 Rooms and Bath.....$21-$22
4 Rooms and Bath.....$26-$28
5 Rooms and Bath.....$33-$35
Extraordinarily large rooms and most modern and sanitary finish; spacious closets, private telephone, &c.
Take Broadway Subway to Dyckman St. Station and walk two blocks west.
RENTING AGENT ON PREMISES.
VERSAILLES PALACE
605-607 West 113th St.
Between Broadway and Riverside Drive.
6 Rooms & Bath, $1,150.
8 Rooms & 2 Baths, $1,500
Rooms large and light, all modern improvements. Apply on premises.
Sublet, 7 Rooms, 3 Baths
Party leaving town will sublet 7-room apartment with 3 baths in a high-class fireproof elevator house, rent reasonable, at 116 West 71st St., near Broadway. Inquire Apt. 8C, or agent on premises.
EXCEPTIONAL APARTMENTS
9 rooms, corner; all outside, large rooms; highly refined elevator apartment; $1,800; worth $2,500 downtown; also 8 rooms, corner; management; Subway express. Westwood Court, 180th St. & Ft. Washington Av.

West Side. Above 110th St. and Washington Heights.
THE CHESTERFIELD
RIVERSIDE DRIVE
4 & 6 Rooms, With 1 & 2 Baths, $900 to $1500 Yearly.
Fireproof, 10-story elevator apartment. Efficient day and night services including door and carriage attendants.
NOS. 720 TO 730 W. 181ST ST. JESSICA and JASPER
ADJOINING FT. WASHINGTON AVE.
2 & 3 Rooms & Kitchenette
4, 5 & 6 Rooms. Baths. $25-$55
Elevator apartments with highest type of modern improvements.
2300 AMSTERDAM AVENUE VALLEY VIEW COURT
ADJOINING CORNER OF W. 179TH ST.
4-5 Rooms.....$25 to $37.50
Elevator, telephones, baths and electric lights. Open court facing park.
All these elevator apartment houses constantly under supervision of resident Manager. Apply on premises or to
ASSOCIATED PROPERTIES
(A New York Corporation.)
324 Fifth Avenue. Tel. 3908 Madison.
Audubon Hall
Corner Broadway & 157th St.
Half Block Riverside Drive.
Express Subway Station at Corner.
Unusually large, light, handsomely finished Rooms; numerous extra large wardrobes; every modern improvement; elevator, telephone service day and night.
Per Month.
6 Rooms & Bath....$65 & $70
7 Rooms & 2 Baths All Outside $90.00
8 Rooms & 2 Baths.....$90.00
Under Management of Owner. Supt. on Premises.
SPLENDID OPPORTUNITY
To lease, 4 to 6 rooms, finest elevator apartment house on Heights; all-night service; refined neighborhood; owner's management; Subway express; $480 up. Westwood and Cliffwood Courts, 179th to 180th St. on Washington Av.
To find where to place the blame for the war, read the diplomatic correspondence of England and Germany—known as the "White Paper"—published in pamphlet form by THE NEW YORK TIMES. On news stands and by mail, 10c. per copy.—Advt.

APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished.

NEW FIREPROOF APARTMENTS
The Hampstead
Broadway, S. W. Corner 161st St.
Equal in plan and finish to the best apartments on Park Avenue and the West Side.
A few 7 and 8 Room Suites still unrented will be leased at from $1,000 to $1,400.
These Apartments compare favorably with those renting for double our rentals a little further downtown.
RENTING AGENT ON THE PREMISES.
HERBERT DONGAN CONSTRUCTION COMPANY,
600 West 161st St. Telephone Audubon—3832.

West Side. Above 110th St. and Washington Heights.
THE DEVONSHIRE
542 West 112th St., S. E. Cor. Broadway.
Ten story; absolutely fireproof; personal attention of management; high class service guaranteed.
7 Rooms, 3 Baths, Foyer, $1,500.
9 Rooms, 3 Baths, Foyer, $1,800 to $2,100.
THE KATAHDIN
N. E. Cor. Broadway & 113th St.
Apartments of 5 rooms.
Rents $1,200 to $1,600.
Very exceptional value.
THE BORDEAUX
S. E. Cor. Riverside Drive & 127th St.
Full river view.
Apartments of 6, 7 and 8 rooms.
Rents $720 to $1,200.
THE GROSVENOR
548 Riverside Drive.
Full river view.
Apartments of 7 rooms; large.
Rents $720 to $1,000.
THE ROXBURY
540 West 122d St.
Apartments of 5 and 6 rooms. View of Palisades and River.
Rents $540 to $840.
Full value and correct service positively guaranteed.
Representative on premises, or
WM. P. SHERIDAN, Agt.,
548 Riverside Dr. Phone 434 Morningside.

West Side. Above 110th St. and Washington Heights.
Bargains
in
Elevator Apartments
An owner desirous of fully renting his apartment houses located in the best sections of Morningside Heights and Washington Heights, prior to Oct. 1st, offers the following.
2-Room Apt., former rent $30. Reduced to $23.
3-Room Apt., former rent $35. Reduced to $25.
3-Room Apt., former rent $38. Reduced to $28.
4-Room Apt., former rent $40. Reduced to $27.
5-Room Apt., former rent $50. Reduced to $35.
6-Room Apt., former rent $60. Reduced to $40.
6-Room Apartment. Reduced to $50.
6-Room Apartment. Reduced to $65.
7-Room Apartment. Reduced to $60.
7-Room Apartment. Reduced to $65.
Phone Owner for Particulars at 8520 Audubon, Apartment B. Any time, Sunday, weekday, or evenings.

The San Maria
The Tennessee
and Arizona
508 to 520 W. 114th St.
East of Broadway.
Modern fireproof building opposite Columbia University in exclusive private house block.
7 Large Rooms $1,050-$1,300
Also
5 Rooms....$720 to $840
6 Rooms.... 780 to 900
Apply Resident Manager,
Open Evenings.
NEW BUILDING,
NOW READY FOR OCCUPANCY.
The VIVIA
393 Colonial Parkway
(formerly Edgecombe Av.)
AT 158D ST.
Exceptionally situated and well planned elevator Apartments.
5 and 6 Rooms and Bath.
Every room an outside room; all large and light; abundance of closet room.
RENTALS, $45 TO $65.
Edgecombe Av., under care Dep't of Parks, overlooking Colonial Park.
RAMAPO
Fort Washington Av.,
171st to 172d Street.
New fireproof Building possessing every up-to-date improvement. Overlooking Riverside Drive and the Hudson. Select residential neighborhood.
4-5-6 Rooms, 1 & 2 Baths
Rents $45 to $70.
Apply to Owner, on Premises.
One of the finest on the Heights. Location unsurpassed.
Dayton Court
35 Fort Washington Avenue
AT 180TH STREET.
Apartments of
5 Rooms, $56.25
6 rooms, $70 to $72
Modern in every detail.
Schindler & Liebler, Agts.,
1023 B'way, at 164th St. Tel. 7322 Audubon.

HIGH-CLASS ELEVATOR APARTMENTS
SMITHSONIAN 60 W. 129th St.
6-7-8 Rooms, $50 to $60.
Large and light, with every improvement, including elevator service. Convenient to all transit facilities.
THERESA 115 West 129th St.
4-5-6 Rooms, $34-$50
New law elevator apartment house; contains every new improvement; convenient to all transit facilities.
Inquire on premises, or
ROBERT LEVERS, 376 Lenox Ave., Near 129th St. Telephone Harlem 2070.

APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished.

West Side Apartments of the Highest Class

The Clifden
264 Riverside Drive,
South Corner 96th St.
Absolutely Fireproof.
7-8 & 9 Rooms and 3 Baths, $1,400 TO $2,500.
Largest Rooms on the Drive.

The Ostend
2,880 Broadway, Northwest Corner 113th Street.
Especially Desirable Apartments. Unusually large rooms; spacious foyers; excellent floor plan; no better value in the city.
9 Rooms, 2 Baths, $1,500-1,800
10 Rooms, 2 Baths, $1,600-1,800

The Chepstow
215 West 101st Street,
N. E. Cor. Broadway.
Near Subway and "L."
Absolutely Fireproof.
6 and 8 Rooms and 3 Baths, $1,400 TO $2,100.

400 Riverside Drive
Corner 112th Street.
A modern high-class building, situated at the most picturesque part of the Drive.
5 Rooms & Bath, $780-900
7 Rooms, 2 Baths, $1,100-1,400
6 Rooms, 2 Baths, $1,400.

250 West 104th St.
Bet. Broadway & West End Av.
New Fireproof Building.
Large Rooms; excellent floor plan.
5 Rooms and Bath, $1,050-1,150
6 Rooms, 2 Baths, $1,200-1,450

Janus Court
S. W. Cor. 121st St. and Morningside Drive.
5 Story Fireproof Building.
5, 6 & 7 Rooms, $800-1,200.
Every convenience; excellent view. Appointments and arrangement of rooms unsurpassed.

The Curlew
Broadway, S. W. Cor. 78th St.
Attractive apartments possessing every up-to-date convenience, excepting elevator service. 2, 3 & 4 Rooms & Bath, with kitchen and kitchenette.
RENTS $45 to $60.

Carolyn Court
414 West 121st Street,
Near Morningside Drive.
Attractive apts. for small families; excellent neighborhood; large rooms. Convenient to Subway, "L," and surface cars.
3-4-5 Rooms & Bath, $40 to $65

Picken Court
S. E. Cor. 148th St. and Riverside Drive.
10 Story Fireproof Apartment. Large, all outside rooms, with the latest improvements.
4, 6 and 7 Rooms, $720 TO $1,400.

The Sunrise
2,708 Broadway, Between 103d & 104th Sts.
New Modern Building.
3 Large, Light Rooms & Bath.
One Apartment Suitable for Dentist.
RENTS $45 TO $50.

Apply on premises or
Calder, Nassoit & Lanning
'Phone, 8380—Riverside. Broadway, Corner 105th Street.

West Side. Above 120th St. and Washington Heights.
Best Values On Washington Heights.
WARRINGTON HALL
90 Pinehurst Ave., cor 181st St.
New Elevator Apartments; spacious rooms; beautifully finished and equipped. Convenient to 181st St. Subway Station.
Rooms 4 5 6 7
Rents $42 $56 $66 $80
McDOWELL & McMAHON, Agents.
1429 St. Nicholas Av.
CLARISSA ELEVATOR APARTMENTS
2400 7th Ave., Cor. 140th St.
Block from "L"—Near Subway.
5 Rooms, Bath, (bedroom 17x10).$42.50
6 Rooms, Bath.....$40-$45
7 Rooms, Bath, (corner).....$55
STAMFORD ARLINGTON
502-8 West 113th St.,
Broadway and Amsterdam

REAL ESTATE DIRECTORY—APARTMENTS

MANHATTAN—WEST SIDE.

NINE ROOMS.

90th St., Riverside Drive, 135. $2,600.
Calder, Nassoit & Lanning, 3,704 B'way.
86th St., 204 Central Park West. $1,200.
Slawson & Hobbs, 162 West 72d St.
90th St., 272 West, Evanston. $3,800.
Morewood Realty Holding Co., 71 B'way.
90th St., Cor. Pk. W., 800-N. el Dorado. $3,000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
90th St., 255 West, Cornwall. $2,200-$2,800.
Slawson & Hobbs, 162 West 72d St.
92d St., Cent. Park W., 830, Ardsley Hall. $1,700.
Ewing, Bacon & Henry, 101 Park Av.
93d St., 1 West, Cherbourg. $1,500.
F. R. Wood, W. H. Dolson Co., B'way-80th.
93d St., 176 West, Van Dyck. $3,400.
Morewood Realty Holding Co., 71 B'way.
93d St., 214 West, St. James. $1,400.
Lewis S. Preston, Inc., 165 Broadway.
93d St., Riverside Dr., 262, Terrace Ct. $1,600.
Slawson & Hobbs, 162 West 72d St.
93d St., Riv. Dr., 210, Stratford Aven. $2,800.
F. R. Wood, W. H. Dolson Co., B'way & 80.
94th St., 250 West, Stuart. $1,400.
Slawson & Hobbs, 162 West 72d St.
94th St., River, Dr., 222, Irving Arms. $1,300.
F. R. Wood, W. H. Dolson Co., B'way-80th.
97th St., 220 West, The Powellton. $1,700.
Wood, Dolson Co., B'way & 80th St.
98th St., 306 West, The Rosary. $1,500.
Slawson & Hobbs, 162 West 72d St.
101st St., 214 West, Cheyenne. $1,100-$1,900.
Calder, Nassoit & Lanning, B'way & 105th.
102d St., 330 W. Rockledge Hall. $2,800-$3,200
Calder, Nassoit & Lanning, B'way & 105th.
103d St., W. End Av., 626, Cleburne. $2,500-$3,000.
J. L. & J. Phillips & Co., 158 Broadway.
106th St., 301 West, Stanley Court. $2,200 to $2,700. V. K. Brachen, 2,028 B'dway.
110th St., 601 W., Hendrik Hudson. $2,000-$3,400.
American R. E. Co., 601 West 110th St.
112th St., 2,380 B'way, Ostend Ct. $1,500-$2,000.
Calder, Nassoit & Lanning, B'way & 105th.
113th St., 601 West, Forest Chambers. $2,400.
Morewood Realty Holding Co., 71 B'way.
114th St., Riv. Dr., 417, Cliff Haven. $2,400.
Slawson & Hobbs, 162 West 72d St.
119th St., 430 West, Hillcrest. $1,500-$1,800.
A. E. Luria, 2 Rector St.
119th St., Nicholas Av., 121, El Nido. $1,200.
Louis Schlechter, 217 West 110th St.
117th St., River, Dr., 445, Shore View. $1,900.
J. P. Phillips & Co., 724 St. & Colum. Av.
127th St., River, Dr., 396, Hadden Hall. $1,400.
Mark Rafalsky & Co., 527 5th Av.
130th St., Ft. Washington Av., 495. $1,800.
S. Albert, 149 Broadway.
131st, 509 West, Overlook. 3 baths. $1,100.
Superintendent, on premises.

TEN ROOMS.

87th St., 150 West. $4,000.
Pease & Elliman, 340 Madison Ave.
57th St., 209 West. $3,400-$3,800.
Pease & Elliman, 340 Madison Ave.
88th St., 165-175 West. $2,500-$3,000.
Pease & Elliman, 340 Madison Ave.
59th St., 40 West. $3,000.
Pease & Elliman, 340 Madison Ave.
64th St., 1 West, Harperly Hall. $3,800.
Resident manager on premises.
71st St., 140 West. $3,000.
A. L. Mordecai & Son, 30 East 42d St.
71st St., 171 West, Dorilton. $3,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
82d St., 4 West, Hohenzollern. $2,700.
Chas. P. Huston Co., 15 East 40th St.
84th St., Riverside Dr., 116, Turrets. $2,700.
Mark Rafalsky & Co., 527 5th Av.
84th St., Riverside Drive, 125, $2,300-$2,500.
W. R. & J. M. Stewart, 125 Riverside Dr.
84th St., 120 Riverside Drive.
F. R. Wood, W. H. Dolson Co., B'way-80th
84th St., W. E. Av., 495, Hohenzollern. $2,700.
F. R. Wood, W. H. Dolson Co., B'way-80th.
85th St., 17 West, Carlyle. $1,800.
F. R. Wood, W. H. Dolson Co., B'way-80th
85th Riverside Dr., 131, Dorchester. $2,500.
Mark Rafalsky & Co., 527 5th Av.
85th St., West End Av., 525. $4,800.
Mark Rafalsky & Co., 527 5th Ave.
86th St., 151 West. $3,700.
Mordecai & Son, 30 East 42d St.
86th St., Riverside Drive, 116, $2,700-$3,000.
Mark Rafalsky & Co., 527 5th Av.
88th St., 3 West, $2,400.
F. R. Wood, W. H. Dolson Co., B'way-80th
88th St., 350 West, The Strathallan. $3,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
90th, 272 West, W. E. Av., Evanston. $3,700.
Morewood Realty Holding Co., 71 B'way.
90th St., Cen. Pk. W., 300, El Dorado. $2,000
F. R. Wood, W. H. Dolson Co., B'way-80th.
92d St., 4 West, Cherbourg. $2,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
93d St., Riv. Dr., 202, Terrace Ct. $2,500.
Slawson & Hobbs, 162 West 72d St.
94th St., Riv. Dr., Stratford Aven. $2,200.
F. R. Wood, W. H. Dolson Co., B'way-80th.
97th St., 229 West, Powellton. $2,200.
Wood, Dolson, B'way & 80th St.
98th St., West End Av., 777, Stratford. $2,700.
Mark Rafalsky & Co., 527 5th Av.
100th St., 822 West, Mandolyn. $2,800-$3,600.
Slawson & Hobbs, 162 West 72d St.
105th St., West End Av., 925. $1,150.
L. M. Thiery, 2,780 Broadway.
110th, 601-611 W., Hen. Hud. & annex. $2,400.
American Real Estate Co., 601 W. 110th.
112th, B'way, 2,880, Ostend Ct. $1,500-$2,000.
Calder, Nassoit & Lanning, B'way & 105.

TEN ROOMS.

118th St., s. e. c. Riv. Dr. The Strathmore
Hawkes & Hoppin, 32 Nassau St.
118th, s. e. c. B'way, 502 West. York'te. $2,100.
Slawson & Hobbs, 162 West 72d St.
116th, Riv. D., 435, The Collossaum. $2,400-$3,000
Paterno Bros., Inc., 601 West 116th St.
117th, River, Dr., 452, Miramar. $1,800-$2,000.
D. Robinson, C. S. Brown Co., 14 Wall St.
181st St., 802 West. Overlook. $1,200.
Superintendent, on premises.

ELEVEN ROOMS.

51st St., 5th Ave., 635. $7,000.
Pease & Elliman, 340 Madison Ave.
55th St., S. E. Cor. 7th Ave. $5,000.
Pease & Elliman, 340 Madison Ave.
58th St., 145 West. $4,000.
Pease & Elliman, 340 Madison Ave.
61st St., 10 West, Pasadena. $2,800.
F. R. Wood, W. H. Dolson Co., B'way-80th.
84th, cor. Cent. Pk. W., Harperley Hall. $3,800.
Manager on premises.
84th St., River, Dr., 116, The Turrets. $3,000
Mark Rafalsky & Co., 527 5th Av.
84th St., Riverside Drive, 125, $2,000-$3,000.
W. R. & J. M. Stewart, 125 Riverside Dr.
84th St., W. E. Av., 495, Hohenzollern. $2,700
F. R. Wood, W. H. Dolson Co., B'way-80th.
86th St. & Broadway, Belmont. $6,500.
F. R. Wood, W. H. Dolson Co., B'way-80th
100th St., 322 W. Wendolyn. $3,500-$3,600.
Slawson & Hobbs, 162 West 72d St.
104th St., 224 West. $1,400.
T. J. O'Reilly, Broadway & 109th St.
104th St., 226 West. $1,400.
T. J. O'Reilly, Broadway & 109th St.
105th-W. End Av., 502, Allmar. $2,000-$2,800.
L. M. Thiery, 2,780 Broadway.

TWELVE ROOMS.

58th St., 125 West. $4,500.
Pease & Elliman, 340 Madison Av.
58th St., 155 West. $3,600.
Pease & Elliman, 340 Madison Av.
59th St., 160 West. $5,500.
Pease & Elliman, 340 Madison Ave.
66th, Cent. Pk. W., 58, Georgian Ct. $3,600.
Slawson & Hobbs, 162 West 72d St.
69th St., s. e. cor. Broadway. $3,600.
C. F. de Casanova, on premises.
78th St., 134 West. $1,500.
Frank L. Fisher Company, 148 W. 72d St.
78th St., 160 West End Av., 378. $4,000-$5,800.
Mark Rafalsky & Co., 527 5th Av.
84th St., Riverside Drive, 125. $3,300.
W. R. & J. M. Stewart, 125 Riverside Dr.
116th, Riv. D., 435, Colloseum. $3,300-$3,900.
Paterno Bros., Inc., 601 West 115th St.
119th St., 39 Claremont Av. Barlefort. $2,000.
Slawson & Hobbs, 162 West 72d St.

FOURTEEN ROOMS.

68th St., S. E. Cor. 7th Ave. $8,500.
Pease & Elliman, 340 Madison Ave.
120th St., 128 West. $1,800.
Lowenfeld & Prager, 149 Broadway.
128th St., 46 West. $900.
Lowenfeld & Prager, 149 Broadway.

SIXTEEN ROOMS.

58th St., 175 West. $8,000.
Pease & Elliman, 340 Madison Ave.

EIGHTEEN ROOMS.

120th St., 145 West. $1,200.
Lowenfeld & Prager, 149 Broadway.

TWENTY-TWO ROOMS.

81st St., 7 West. $6,000.
Lowenfeld & Prager, 149 Broadway.

MANHATTAN—EAST SIDE.

ONE ROOM.

40th St., 146 East. $540.
Pease & Elliman, 340 Madison Av.
47th St., Mad. Av., 402, Carlton Cham. $40.
H. Gulick, manager, on premises.
48th St., 20 East. $540-$600.
D. L. Elliman & Co., 421 Madison Av.
40th St., 26 East. $540.
D. L. Elliman & Co., 421 Madison Av.
75th St., Madison Av., 930. $420.
Wm. A. White & Sons, 62 Cedar St.

TWO ROOMS.

4th St., Wash. Sq. S., 62, Studio. $900-$1,000
P. McL. Merrill Co., 9 East 44th St.

TWO ROOMS.

7th St., Washington Square North, 3. $420.
Magar Lenycraft & Co., 30 E. 42d St.
27th St., 39 East. $780-$900.
Pease & Elliman, 340 Madison Av.
28th St., 5th Av., 347 East. $900.
Pease & Elliman, 340 Madison Av.
28th St., s. e. cor. 5th Av., 247, K'b'ker. $900.
Pease & Elliman, 340 Madison Av.
31st St., Lexington Av., 176. $27.50-$35.
E. A. Turner, 34 East 23th St.
34th St., Madison Av., 177. $50.
W. J. Rooms & Co., 127 Madison Av.
40th St., 36 East. $1,000.
P. McL. Merrill Co., 9 East 44th St.
40th St., Madison Av., 474, $900 to $1,000.
Douglas L. Elliman & Co., 421 Mad. Av.
41st St., 46 East. $950-$1,100.
Pease & Elliman, 340 Madison Av.
47th, Mad. Av., 402, Carlton Ch. $1,500-$2,200.
S. Osgood Pell & Co., 542 5th Av.
48th St., 29 East. $780 and up.
N. B. Hall & W. D. Bloodgood, 542 5th Av.
52d St., 1 East. $1,100.
B. Houms & Co., 1 East 53d St.
53d St., 115 East. $1,200.
Moore & Wyckoff, 546 5th Av.

TWO ROOMS.

55th St., 29 East. $900.
D. L. Elliman & Co., 421 Madison Av.
56th St., 109-111 East. $900.
Superintendent on premises.
58th St., Madison Av., 601-3. $840-$1,200.
Pease & Elliman, 340 Madison Av.
59th St., Madison Av., 940. $840.
Marston & Co., 477 Fifth Av.
60th St, s. w. c. Park Av., 510. $1,080-$1,350.
Pease & Elliman, 340 Madison Av.
60th St., 20 East. $1,200-$1,800.
Pease & Elliman, 340 Madison Av.
62d St., 111 East. $900.
Pease & Elliman, 340 Madison Av.
62d St., 111 East. $960.
Pease & Elliman, 340 Madison Av.
73d St., Madison Av., 822. $420-$600.
D. L. Elliman & Co., 421 Madison Av.
78th St., Madison Av., 939. $780 to $900.
Wm. A. White & Sons, 62 Cedar St.
128th St., 80 East. Tuxedo Court. $800.
Mayers-Hahn Realty Co., 20 E. 128th St.

THREE ROOMS.

4th St., Wash. Sq. South, 62, Studio. $1,000
P. McL. Merrill Co., 9 East 44th St.
15th St., 105 East. $600-$720.
Pease & Elliman, 340 Madison Av.
30th St., Madison Av., 121, $1,500.
Superintendent on premises.

TWO ROOMS.

62d St., 111 East. $960.
Pease & Elliman, 340 Madison Av.
73d St., Madison Av., 822. $420-$600.
D. L. Elliman & Co., 421 Madison Av.
78th St., Madison Av., 939. $780 to $900.
Wm. A. White & Sons, 62 Cedar St.
128th St., 80 East. Tuxedo Court. $800.
Mayers-Hahn Realty Co., 20 E. 128th St.

THREE ROOMS.

4th St., Wash. Sq. South, 62, Studio. $1,000
P. McL. Merrill Co., 9 East 44th St.
15th St., 105 East. $600-$720.
Pease & Elliman, 340 Madison Av.
30th St., Madison Av., 121, $1,500.
Superintendent on premises.

APARTMENTS TO LET—Unfurnished.

VAUXHALL

180 RIVERSIDE DRIVE NORTH COR. 155 ST.

4 Rooms, from $700 | 6 Rooms, from $1200
5 " " 950 | 7 " " 1350

1, 2 and 3 Baths.

All rooms large, light and airy, with mostly southerly exposure; large closets, spacious foyers and vestibules. Smoke-proof fire tower.

By Waiting Until November

You can secure the benefits of the exceptional rental opportunities offered by the New Eleven-story Absolutely Fireproof Building, representing the most advanced ideas in apartment house construction. Location is the best and most convenient on Washington Heights, commanding a view of the Hudson, accessible to subway express stations, Broadway surface line and elevated. Overlooking grounds of Hispania Society of America.

Telephone, Audubon 870 — **Bert G. Faulhaber & Co.** — Rental Representative on Premises

BROADWAY AND 156TH ST.

---

351 WEST 114TH STREET

Morningside and Manhattan Avenues,

THE MONTEREY

Within a few blocks of Central Park.

7 and 8 Rooms and bath.

Rental $1,000 to $1,100.

Unusually comfortable housekeeping apartments. All large outside rooms. Big closets. Fireplaces. Electric elevator. 2 blocks from elevated express station.

Must be seen to be fully appreciated.

Apply HARRIS & VAUGHAN, 569 Fifth Avenue. Tel. 31 Murray Hill.
Or renting agent on premises. Tel. 763 Morningside.

West Side. Above 110th St. and Washington Heights.

Norwood

102 West 119th St.

Elegant 8 Room Apartments.

All Large, Light Rooms, Convenient to both Subway & 'L' All Latest Improvements.

Ground floor suitable for Dentist.

Rents Very Reasonable.

La Valenciennes

404 West 116th St.

One block East of Amsterdam Av. Directly opposite President of Columbia's Residence.

Highest Class of Elevator Apartments.

6 & 7 Large, Light Rooms.

Rents $840 to $1,080.

Chester Hall

201 West 107th St.

COR. AMSTERDAM AV.

Near Subway and "L" Stations.

5 and 6 Room Apartments.

All Large, Light Rooms; Latest Improvements.

Rents $540 to $720.

Apply on Premises or

BAER & LESTER,

42 West 33d St. Tel. 4822—Greeley.

COLUMBIA COURT

High-class Elevator Apartments, 613 WEST 122D ST.

3 and 4 — Most light rooms; shower bath; parquet floors; all improvements; telephone, &c.; near Subway and surface lines. — $35 TO $45

THE POTOMAC

446 WEST 161ST ST.

5, 6, 7 ROOMS — NEAR CENTRAL PARK. Exceptionally light rooms; bath; phone; electricity; near B'way and cars. — $30 TO $45

Supt. on Premises can be seen evenings.

The Hillcrest

430 West 116th St. Facing Columbia University Grounds.

One block from Subway station.

Modern Elevator Apartments.

8-9 Large Sunny Rooms & Baths.

RENTS — Parlors 18x22
$1,500 to $1,800 — Dining Rooms 14x19
Bedrooms ... 14x16

SONOMA

1,730 Broadway 1,734

Convenient, central location; desirable

4, 5 & 8 Room Apts.

Extra large, light rooms; efficient service; reasonable; moderate.

Also exceptionally handsome furnished eight-room apartments, two baths, to sublet; reasonable.

Supt. on premises.

High-Class Elevator Apts.

Buckingham Palace

547-553 West 147th St.,

4—5—6—7—8

rooms, 1 and 2 baths

Rentals, $40 to $80

Blenheim Court

601 West 177th St.,

4—5—6

rooms and bath

Rentals, $40 to $65

"Grinnell"

Riverside Drive and 157th St.

Subway station within 300 feet of building.

This DISTINCTIVE FIREPROOF building has been filled since the day it was opened.

A few suites to lease from October 1st.

All Large Outside Rooms.

RENTALS MUCH LESS than Middle West Side

NEWCASTLE

601 West 162d St.

6-7 Rooms, $60 to $72.50.

Every main chamber is a corner room, and every apartment separated by solid brick walls, giving all the privacy of a private dwelling. Has some of the exceptional attractions of this new ELEVATOR house.

Berlin Renting Agency, B'way, cor. 162d.

THE ARDELLE

527 RIVERSIDE DRIVE,

Opposite Grant's Tomb.

7 Rooms, Large Foyer, 2 Baths $1,400
8 Rooms, Large Foyer, 2 Baths $1,700
10 STORY FIREPROOF BUILDING; Separate service elevator. Most exclusive house in city. Under management of Owner, on premises.

PARTHENON AND HESPERUS

117TH TO 118TH ST. & MANHATTAN AV.

The most convenient location in the city; elevated express station three minutes; two and six rooms; a desirable corner, southern exposure house, restaurant.

Just Completed and Actually Ready for Occupancy.

NEW FIREPROOF APARTMENTS.

Northold AND Southold

West Side Broadway, 150th to 151st St.

Suites comprising Four rooms and bath—Five rooms and bath—Six rooms and two baths and Corner Suites of Seven rooms and two baths.

Rentals range from $600 to $1,300.

RENTING AGENTS ON PREMISES.

Telephone No. 5666 Audubon.

L. J. PHILLIPS & CO.

72d St. & Columbus Ave. / 157th St. & Broadway. — Tel., 2750—Columbus. / Tel., 258—Audubon.

The BLENNERHASSETT — 4-5-6-7 Rooms. — 507 W. 111TH ST. — $40.00-$70.00.

THE PARKIMERE — 8 Rooms. — 136 W. 111TH ST. — $45.00-$55.00.

THE SPRINGFIELD — 5-6-7 Rooms. — 180 CLAREMONT AV. — $45.00-$75.00.

THE MONTANA — 6-7-10 Rooms. — 35 Mt. Morris Park West — $75.00-$100.00.

THE SHORE VIEW — 7-8-9 Rooms. — 448 RIVERSIDE DRIVE — $1,200.00-$1,900.00.

ELEVATOR SERVICE. TELEPHONE SERVICE. SUPERINTENDENT ON PREMISES IN EACH HOUSE.

West Side. Above 110th St. and Washington Heights.

STRATHMORE

S. E. Cor. 113th Street and Riverside Drive

10 LARGE ROOMS Foyer, Pantry and THREE BATHS

Finest apartment house and service in New York. Managed as a permanent investment.

Renting Agent on premises, or

HAWKES & HOPPIN

Tel. 5567 John. 32 Nassau St.

The ANTLERS

603 West 111th St.

Between B'way & Riverside Drive

Handsome Apartments

7 Rooms and 2 Baths, $1,200 to $1,400

Under Direct Supervision of the Owner.

Placid Hall

S. E. Cor. 151st St. & Riverside Drive

5, 6, 7-Room Apartments FROM $50 TO $91.66.

Attractive Apartments Opp. Convent Park

102-4 Convent Ave. (nr. 133d)

4 and 5 rooms and bath. Rent $31 to $41.

Apply to Superintendent on Premises or

Douglas Robinson, Charles S. Brown Co

Telephone Schuyler 2772. 2277 Broadway

ANITA-KATHRYN,

75 Northern Av., adjoining 180th St. Location unsurpassed; overlooking Hudson and Palisades.

VERY ATTRACTIVE APARTMENTS, 3-4-5 rooms and bath, $25 to $45.

Rental representative on premises, or BERT G. FAULHABER & CO., BROADWAY AND 156TH ST.

Trinity Court,

518 West 111th St.

High-class elevator apartments of 5, 6, 8 and 7 rooms, all up-to-date improvements; parquet floors throughout; rent moderate. Superintendent, on premises.

HARVARD COURT

707 St. Nicholas Av., Near 145th St.

New Apartments, restricted residential block: 7 rooms, parquet floors, $65; five rooms, $55.

$55—7 Rooms & Bath

Modern Elevator Apartments.

Large, Sunny Rooms, all facing the Street

Office 1,676 Amsterdam Av., at 143d St.

West Side. Above 110th St. and Washington Heights.

4 & 5 Rooms

Also One Very Desirable

6 Room Apartment

Marc Antony and **Prince Humbert**

214 to 220 Cathedral Parkway

(110th St., near Broadway)

Rents $800 to $1,300

ALL FRONT ROOMS

Absolutely Fireproof Buildings. Convenient to Subway and Elevated Stations.

Apply on premises, or

Thos. J. O'Reilly

Broadway and 109th St.

ELMSFORD

NEW ELEVATOR APARTMENTS

The Whole Square Block, Broadway to Wadsworth Av., 181st to 182d St.

Short Block from 181st Subway Station

Lowest Rentals for Choicest Apartments on Washington Heights.

4 Rooms and Bath, $32-$36.
5 Rooms and Bath, $40-$45.
6 Rooms and Bath, $45-$55.

Non Resident Agent, & Renting Office, 1,380 B'way, cor. 181st St. Tel. 9040 Audubon.

The Wharfdale

604-606 West 115th St.

Exceptional, Large Light

8 Room Elevator Apartment,

near Riverside Drive, adjacent to 116th Street Subway station.

Braisted, Goodman & Hershfield, Agents, Broadway and 113th St.

OXFORD HALL

454 Riverside Drive Nr. 116th St.

4-5-6 Rooms, 1 & 2 Baths.

Rents $750 to $1,450.

Supt. on Premises or Tel. 711—Rector.

New 12 Story Fireproof Apartments

Ready for Immediate Occupancy.

Nos. 640 and 644 **Riverside Drive**

141st to 142d Street

This building is designed to fulfil every requirement of the most exacting tenant. It embodies all the comforts and conveniences to be found in residences of the higher class.

The location is unexcelled, being convenient to Subway and surface transit lines.

4, 5, 6 & 7 unusually large and light rooms, with 1, 2 & 3 baths. Chambers are separate from living rooms. Service quarters are apart from the Master's Rooms.

RENTS VERY MODERATE

Efficient Day and Night Service Assured.

NEWMARK & DAVIS, Inc., Owners and Builders,
640 and 644 Riverside Drive

Phone Audubon 6900.

RENTING OFFICE ON PREMISES. APARTMENTS CAN BE SEEN EVENINGS.

EXCEPTIONAL LOCATION, UNINTERRUPTED VIEW, SELECT ENVIRONMENT.

490 Riverside Drive

At 123d Street,

Opposite Grant Mausoleum.

This house represents the last word in modern apartment house construction. Elegance and comfort are combined to the highest degree in its spacious and splendid interiors. Every known convenience generously provided.

6-7-8 Rooms. 2 & 3 Baths

Rents—$1500 to $2000

Under ownership management.

Mr. H. C. O'Brien, Mgr., on premises.

West Side. Above 110th St. and Washington Heights.

7 Rooms	9 Rooms	10 Rooms
Foyer, 3 Baths, $2,800-$3,000	Foyer, 3 Baths, $3400-$4000	Foyer, 3 Baths, $3,800
STUDIO APART. 3 Rooms and Bath with Kitchenette		$1,300
Kitchenette Apartments		$750
2 & 3 Rooms and Bath		$1,300
Physicians or Dentists 2-3 Rooms & Bath Large Reception Room		$1,100 $1,300

Large, light, outside rooms, overlooking Central Park; abundance of closet room; private storerooms. Modern fireproof building; contains all latest improvements and conveniences; open fireplaces for logs. Refrigeration, Vacuum Cleaner, perfectly equipped Laundry.

SERVICE EXCEPTIONAL. Restaurant on Premises. Under Ownership Management.

Harperley Hall

Central Park West at 64th St.

CENTRAL PARK

APARTMENTS

7th Av., 58th & 59th Sts.

Large Corner Apartment with 5 Baths.

Smaller Ones with 2 & 3 Baths.

Two Apartments suitable for physicians.

Apply at Office, 175 West 58th St.

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414-416 West 118th St.

NEAR MORNINGSIDE DRIVE.

6 Rooms, Large, Light, Elevator and All Improvements — $600-$720

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205 West 103d St., Near B'way.

3-4-5-6 Rooms & Bath $420 to $720

All Modern Improvements and Conveniences. Apply on premises, or

G. SCHWEGLER,

2,507 BROADWAY, Cor. 148d St.

Manhattan Ave. & 123d St.,

Near 125th St. "L" and "Subway."

High-class elevator apartments.

2, 3, 4, 5 Rooms & Bath,

Kitchens and Kitchenettes.

Large rooms, unusual closet space.

'Phone 3927 Morningside.

THE ENDYMION

382 WEST 11TH ST.

close to transit and park; a refined, select home for refined, small families; six and seven light, sunny rooms; modern appointments, telephone extensions. Only $45 and $55. Diagrams of Superintendent, or

Wilcox & Shelton,

2,107 7th Av., at 125th St.

West Side. Above 110th St. and Washington Heights.

Washington Heights Apartments to Rent

THE KIMBERLEY,

559 WEST 164TH ST.

100 ft. from Broadway. All outside Rooms. Elevator, vacuum cleaner, &c. Very choice. Go and look at them. One 6-room left—$60. Finest in this location.

ROSALIND COURT,

510 WEST 144TH ST.

Near 145th St. Subway. Elevator, telephones, &c. Newly decorated. Rents very reasonable. 3, 4, 5 & 6 Rooms & Bath. $32.50 to $55.

THE ASCOT COURT,

570 WEST 152D ST.

One block Subway, 181st St. Very choice Apartments. 4 & 5 Rooms & Bath. Rents $45 to $55. Very comfortable.

THE BAVARIA,

40 St. Nicholas Place—155d St. Very choice location. Elevator, phones, &c. 5 & 6 Rooms & Bath. $45 to $55.

All of these Apartments are conveniently located to either subway or elevated road stations, surface cars, schools, &c. Can be seen any time. Superintendent in each building. For further particulars call, write or 'phone

DUFF & BROWN CO.,

1,715 AMSTERDAM AV., COR. 145TH ST.

Tel. Audubon—7290-7291.

ONONDAGA

Riverside Drive and 152d St.

Highest Altitude—Lowest Rents.

6 & 7 Rooms & Bath, $60 to $100.

Unusually large, sunlight and airy, attractive rooms. Vacuum cleaning system and all modern conveniences.

Sunderland and Norman

522-536 W. 136th St., adjoining B'way.

One block Subway and Riverside Drive. New buildings; parklike surroundings. Elevator service.

5, 6 & 8 cheerful, outside rooms.

ATTRACTIVE RENTALS, $35-$60.

TRINITY STUDIOS

B'WAY, Cor. 153d ST.

550 West 153d St.

Ideally situated; large outside, attractive rooms; river view from all. Excellent service. Absolutely unique.

2 & 3 Rooms with Kitchenette, $35 UPWARDS.

L. J. PHILLIPS & CO.,

2787 Broadway, at 157th St.

Or on premises.

CAN BE SEEN EVENINGS.

Broadway Subway

to 221st St. station, two blocks east to 2,067-2,085 Bailey Av., two 5-story new buildings, 2 apartments on floor, 7-8 extra large, light rooms; hardwood floors, panel wainscoting in dining rooms, steam heat, hot water; telephone service; open for inspection. Rent $24-$45.

97th St., 168 & 115 West.

168—Rent, $100; price, $16,000; easy terms; 3-story, 18x100; two baths; newly decorated; keys Janitor, next door. 115—Rent, $100; price, $17,000; easy terms; three baths, five toilets; four-story; bay window every floor; access to possession; inside will show house. Matt J. Ward, Owner, 1,270 Broadway.

MONTAUK ARMS

412-420 WEST 148TH ST.

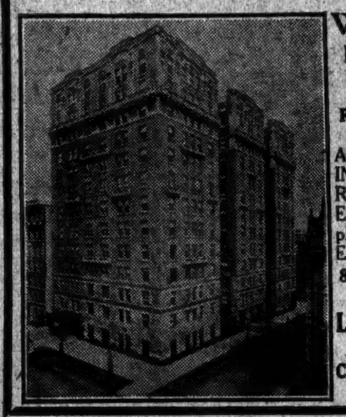
See these before leasing elsewhere; 6-7-8 really large, sunny, well-planned rooms, 2 baths; high-class, exclusive residential neighborhood; first-class dining room; Southern cooking; $720-$1,200. Owner's management.

APARTMENT TO SUBLET

for one year from October 1st, eight rooms, two baths; conveniently located, one block from 116th St. and Broadway Subway station; liberal; consider. 20 Claremont Av., Apartment 7A.

APARTMENTS TO LET—Unfurnished.

The Cleburne



West End Ave.

BROADWAY, 105th St.

OVERLOOKING HUDSON.

NEW APARTMENTS READY FOR OCCUPANCY

Most Modern Appointments. Attractive Features, including INCLOSED DRIVEWAY, ROOF GARDEN, Private Elevators, Filtered Water Supply, Vacuum System, Etc. Extra Closets.

8-9-10 ROOMS, 3-4 BATHS, MODERATE RENTALS.

L. J. PHILLIPS & CO.

158 Broadway. Tel. 1711 Cortlandt

Columbus Av., at 72d St. Tel. 3758 Columbus

OR ON PREMISES.

602-608 W. 157th St.

HORTENSE ARMS

New elevator apartments, One-half block from Station.

6-7-8

EXTRA LARGE ROOMS.

Every modern convenience.

115th St.

Northeast Corner

Manhattan Ave.

3-4-6

ROOMS.

New Elevator Apartments.

West Side. Above 110th St. and Washington Heights.

VALLAMONT

CORNER ST. NICHOLAS AV. AND 119TH ST. Especially desirable and attractive to conservative homeseeking families; seven extra large, light rooms and closets; full service; rents extremely low; only $55 and $65. Diagrams of Superintendent, on premises, or WILCOX & SHELTON, 2107 7th Av., at 125th.

MANHATTAN—East Side.

Mayfair

Southeast Corner

57th St. & Park Ave.

Light Apartments

General Location and character unexcelled.

One very attractive apartment suitable for a small family

Rent $2400

Also two nine-room apartments

Rent $2700-$2800

Supt. on premises or to agents.

Cammann, Voorhees & Floyd

84 William St. Telephone 2260 John

The Cleveland

126-130 East 24th Street.

Rents, $900 & $1,380.

Nine large light rooms, with ample closets. Within two minutes easy walk of both Subway and "L" stations. Within three blocks of Gramercy Park. Especially well suited for families of adults or groups of bachelors. Apply to

Cammann, Voorhees & Floyd,

Agents, 84 William Street, or on the premises.

A—CORONADO—A

Park Av. corner. Ideal location. Six, seven, eight rooms, $900 to $1,900. Service unexcelled. 70 E. 81st. Cannot be duplicated for the money.

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34 EAST 40TH ST.

BACHELOR APARTMENT OF 2 ROOMS & BATH.

Also 2 Rooms, Alcoves & Bath.

GEO. R. READ & CO.

2 East 35th St. (12256) 30 Nassau St.

Murray Hill Apartments,

122-128 East 34th Street,

S. W. Cor. of Lex. Av. & 34th St.

Apartments of

7 AND 8 ROOMS AND BATH.

Convenient to the Subway. Madison Av., Lexington Av., and 34th St. surface cars.

HERMAN L. R. EDGAR,

61 Nassau St. Tel. Cort. 4641.

Royal Crown

142-146 East 27th St.

Seven-story elevator apartment, 2, 3, 4, 5, and 6 rooms, 1 and 2 baths, kitchen and kitchenettes; location convenient to Subway and surface transit lines; day and night service; telephone in each apartment; rents from $30 to $90. One desirable apartment of 6 rooms on ground floor front for doctor. Superintendent on premises. Telephone 4480 Madison Square.

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NEW BUILDING.

2 Rooms, Bath, Kitchenette.

Skylight, Studio Apartment.

Also

1 Room & Bath.

Rent, $600-$1,100.

Beautiful Rooms, size 20x18 ft.; every improvement. Agent on premises.

MANHATTAN—East Side.

For Lease or Sale

Gramercy Park APARTMENTS

36 Gramercy Park West,

A quiet, refined locality. Special Park Privileges. Very Attractive.

Suites of 9 & 10 Rooms

Light and airy. Unobstructed view

Rental price, $2,000-$3,000

Sale price, $8,700-$12,000

Inquire of Superintendent on premises.

THE KING

56 to 60 East 87th St.

A high class elevator Apartment; night service; up-to-date improvements; one suitable for physician.

6 beautiful, large rooms, $720 & $840

7 light rooms, $1,000

BACHELOR APARTMENTS

691 Madison Ave., N. E. Cor. 62d St.

Parlor, Bedroom, and Bath, Furnished or Unfurnished. Service included. RENTS $480 TO $720. Apply on premises, or to

MOORE & WYCKOFF

546 Fifth Ave., 45th St. Tel. 1363 Bryant.

Hollywood

All Leased But One.

Comfort and Refinement.

S. E. Cor. 94th St. and Madison Av. Eight large rooms, two baths; southern exposure; corner; every room light as day; reasonable rents; superintendent on premises.

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515 Madison Ave.

(Corner 53d Street)

CHOICE APARTMENTS.

Six rooms and one bath.....$1,700 per annum
Eleven rooms and 3 baths...$2,300 per annum

MARSTON & CO., Agents,

477 Fifth Avenue. Tel. 540 Murray Hill.
Or Superintendent on premises.

109-111 E. 56th St.,

NEAR PARK AVENUE.

1 & 2 Rooms & Bath.

High Class Elevator Apartment.

Rents from $600 to $900,

Including Chambermaid Service. Superintendent on Premises.

GRAMERCY COURT,

152 EAST 22D ST.

3, 4, 5, 6 and 7 room elevator apartments; all latest improvements; central location; rents, $35 to $75. Apply on premises.

1340 MADISON AVE.,

N. W. COR. 94TH ST.

8 Room Cor. Apartment $1,000

Elevator and all modern improvements. All rooms large and light.

Ranald H. Macdonald & Co.,

30 WEST 34TH ST.

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77 IRVING PLACE

Cor. 19th St., overlooking Gramercy Park.

2 Rooms and Bath, $65 a month.

Rent includes maid service—care of apartment; meals served in rooms when desired. Also a Studio, $25 a month.

Apply on premises, or to

WM. A. WHITE & SONS,

62 Cedar Street.

Tel. 6700 John.

APARTMENTS

REAL ESTATE DIRECTORY—APARTMENTS

MANHATTAN—EAST SIDE.

THREE ROOMS.

81st St., Lexington Av., 178, $27.50-$28.
E. W. Pfarmer, 30 East 28th St.
81st St., Madison Av., 126, $1,000.
Pease & Elliman, 340 Madison Av.
82d St., Madison Av., 147, $60-$75 month.
W. J. Roome & Co., 177 Madison Av.
84th St., 140 East, Museum, $950-$1,080.
Durham Realty Company, 200 Fifth Av.
40th St., 36 East, $1,000-$1,400.
Payson McL. Merrill Co., Inc., 9 E. 44th St
89th St., 146 East, $750-$900.
Pease & Elliman, 340 Madison Av.
86th St., Madison Av., 967, $1,000.
Marston & Co., 477 Fifth Av.
89th St., 39 East, $1,000-$1,500.
Pease & Elliman, 340 Madison Av.
81st St., s. e. c., Madison Av., 967, $1,000.
Pease & Elliman, 340 Madison Av.
82d St., 50 East, $1,200.
Pease & Elliman, 340 Madison Av.
82d St., 62 East, $1,200-$1,500.
Pease & Elliman, 340 Madison Av.
82d St., 111 East, $900.
Pease & Elliman, 340 Madison Av.
82d St., 23 East, $2,000.
Pease & Elliman, 340 Madison Av.
82d St., 114 East, $1,200.
Pease & Elliman, 340 Madison Av.
82d St., 114 East, $1,350.
B. L. Elliman & Co., 421 Madison Av.
76th St., 456 East, $150-$162.
Sol Lowenfeld, 19 East 116th St.
85th St., Park Av., 926, $1,000-$1,200.
P. Mell. Merrill Co., 9 East 44th St.
180th St., Northern Av., 91, Anita, $360.
B. G. Faulhaber & Co., B'way & 156th St.
180th St., North Av., 91, Kathryn, $360.
B. G. Faulhaber & Co., B'way & 156th St.

FOUR ROOMS.

87th St., 39 East, $720-$840.
Pease & Elliman, 340 Madison Av.
46th St., 9 East, $1,400.
P. Mell. Merrill Co., 9 East 44th St.
49th St., 146 East, $1,020-$1,200.
Pease & Elliman, 340 Madison Av.
42d St., 42 East, $1,100-$1,400.
Pease & Elliman, 340 Madison Av.
82d St., Park Av., 970, $1,100.
Sing & Sing, 119 West 40th St.
86th St., 88 East, The Arthema, $450.
N. L. Rosenbaum, 35 East 98th St.
96th St., 59 East, $450.
N. L. Rosenbaum, 59 East 98th St.
119th St., 134 East, $228.
Sol. Lowenfeld, 19 East 116th St.
126th St., Fifth Av., 2,041, $480.
A. H. Mathews, 181 Broadway.
129th St., 60 East, Tuxedo Court, $480.
Mayers-Kahn Realty Co., 30 E. 128th St.
130th St., Northern Av., 19, Anita, $360.
B. G. Faulhaber & Co., B'way & 156th St.
130th St., North Av., 91, Kathryn, $360.
B. G. Faulhaber & Co., B'way & 156th St.

FIVE ROOMS.

85th St., 105 East, $900-$960.
Pease & Elliman, 340 Madison Av.
85th St., 207 East, 14 Rms., $432-$504.
Berlin Renting Agency, 141 East 17th St.
85th St., 211 East, 14 Rms., $432-$504.
Berlin Renting Agency, 141 East 17th St.
86th St., 236 East, Cecil, $420-$360.
Berlin Renting Agency, 141 East 17th St.
87th St., 56 East, $1,000.
Pease & Elliman, 340 Madison Av.
87th St., 230 East, Laurastella, $384-$432.
Berlin Renting Agency, 141 East 17th St.
88th St., 162 East, $65 month.
W. J. Roome & Co., 177 Madison Av.
81st St., Lexington Av., 176, $55-$70 month.
E. A. Turner, 94 East 23d St.
40th St., Second Av., 759, $60 month.
W. J. Roome & Co., 177 Madison Av.
40th St., Third Av., 814, $230.
N. B. Hall & W. D. Bloodgood, 342 5th Av.
40th St., 216 East, Ray, $420.
Berlin Renting Agency, 141 East 17th St.
80th St., 166 East, $17 month.
W. J. Roome & Co., 177 Madison Av.
80th St., 220 East, $18 month.
W. J. Roome & Co., 177 Madison Av.
97th St., s. w. cor. Park Av., 960, $1,400.
Pease & Elliman, 340 Madison Av.
82d St., 125 East, The Sumner, $1,040.
Douglas L. Elliman & Co., 421 Mad. Av.
82d St., s. e. cor. Park Av., 960, $1,000.
Douglas L. Elliman & Co., 421 Mad. Av.
80th St., 72 East, $900-$960.
Pease & Elliman, 340 Madison Av.
106th St., Third Av., 1,960, $14 monthly.
I. Willis, 128 West 116th St.
114th St., Madison Av., 1,952, $312.
Berlin Renting Agency, 5,883 Broadway.
131st St., 148 East, Feld, $252-$300.
Berlin Renting Agency, 141 East 17th St.
138th St., 30 West, Tuxedo Court, $816.
Mayers-Kahn Realty Co., 30 E. 128th St.
134th St., 590 East, $240.
F. R. Wood, W. H. Dolson Co., B'way-80th
180th St., Northern Av., 91, Anita, $360.
B. G. Faulhaber & Co., B'way & 156th St.
180th St., North Av., 91, Kathryn, $360.
B. G. Faulhaber & Co., B'way & 156th St.

SIX ROOMS.

12th St., 328 East, Cecil, $360-$420.
Berlin Renting Agency, 141 East 17th St.
25th St., Madison Av., 47, $1,000.
Pease & Elliman, 340 Madison Av.
28th St., s. e. cor. 5th Av., 247, Kinkerly, $2,000.
Pease & Elliman, 340 Madison Av.
37th St., 21 East, $1,200.
Pease & Elliman, 340 Madison Av.
40th St., 104 East, $2,100.
Pease & Elliman, 340 Madison Av.
40th St., 144 East, $1,700.
Pease & Elliman, 340 Madison Av.
80th St., 210 East, Rae, $432-$504.
Berlin Renting Agency, 141 East 17th St.
82d St., 123 East, $1,500-$1,750.
Moore & Wyckoff, 546 5th Av.
82d St., s. s. cor., Madison Av., 515, $1,700.
Pease & Elliman, 340 Madison Av.
87th St., Madison Av., 515, $1,700.
Marston & Co., 477 5th Av.

SIX ROOMS.

87th St., cor. Park Av. The Mayfair, $2,400.
Cammann, Voorhees & Floyd, 96 William.
82d St., 27-29 East, $1,700-$2,100.
Pease & Elliman, 340 Madison Av.
68th St., 11 East, $2,700.
Pease & Elliman, 340 Madison Av.
73d St., 29 East, $1,900-$2,100.
Pease & Elliman, 340 Madison Av.
73d St., 150 East, $1,500-$1,900.
Pease & Elliman, 340 Madison Av.
74th St., 27 East, Ramondo Ct., $1,400.
D. L. Elliman & Co., 421 Madison Av.
75th St., Madison Av., 950, $1,500.
Pease & Elliman, 340 Madison Av.
79th St., 20 East, $1,900-$2,100.
Pease & Elliman, 340 Madison Av.
81st St., 157 East, $800-$1,000.
Pease & Elliman, 340 Madison Av.
84th St., 114-116 East, Ramondo Ct., $500.
Murray Realty Co., Inc., 280 Madison Av.
87th St., 44 East, $750-$1,100.
Pease & Elliman, 340 Madison Av.
87th St., 140 East, $1,040-$1,095.
Duff & Conger, Madison Av. & 86th St.
88th St., 18-18 East, $30-$37.50.
Duff & Conger, Madison Av. & 86th St.
90th St., 42-44 East, $7000.
F. R. Wood, W. H. Dolson Co., B'way-80th.
80th St., Park Av., 1,128, $900.
F. R. Wood, W. H. Dolson Co., B'way-80th.
B. L. Elliman & Co., 421 Madison Av.
76th St., 456 East, $150-$162.
Lowenfeld & Fraser, 149 Broadway.
84th St., Lexington Av., 1,437-1,443, $30-$36.
Duff & Conger, Madison Av. & 86th St.
84th St., Second Av., 1,940, $300-$400.
Payson McL. Merrill, 9 East 44th St.
90th St., 58 East, $420.
Duff & Conger, Madison Av., cor. 86th St.
90th St., 70 East, Bryan, $300-$360.
Berlin Renting Agency, 141 East 17th St.

SEVEN ROOMS.

15th St., 138 East, Swannanoa, $1,800.
Pease & Elliman, 340 Madison Av.
17th St., 115 East, Irving, $1,800-$2000.
Berlin Renting Agency, 141 E. 17th St.
17th St., 146 East, $1,020-$1,200.
Berlin Renting Agency, 141 E. 17th St.
20th St., Gramercy Park, 24, $2,500.
Pease & Elliman, 340 Madison Av.
21st St., Lexington Av., 1, $1,800.
Gaines & Dresdner Co., 25 East 26th St.
22d St., 155-157 East, Gramercy Ct., $840.
D. Davis, 224 East 125th St.
26th-26th St., Madison Av., 37, $2,000.
Pease & Elliman, 340 Madison Av.
27th St., 30 East, $950-$1,500.
Pease & Elliman, 340 Madison Av.
28th St., Madison Av., 30, $1,800.
Pease & Elliman, 340 Madison Av.
29th St., 43 East, $1,500.
Pease & Elliman, 340 Madison Av.
34th St., 139-141 E. Murray Hill Apts. $1,200.
36th St., Norman Ct., Murray Hill, $1,100-$2,400.
39th St., 145 East, Southfield, $1,100-$2,400.
C. F. Huster, 15 East 40th St.
39th St., 125 East, $1,500 to $2,600.
Moore & Wyckoff, 546 5th Av.
58th St., Park Av., 885, $2,000.
E. Mell. Merrill Co., 9 East 44th St.
68th St., 144 E. Wellesbourne, $1,800-$1,900.
Pease & Elliman, 340 Madison Av.
70th St., Park Av., 815, $2,500.
F. R. Wood, W. H. Dolson Co., B'way-80th.
77th St., 39 East, $950-$1,250.
Pease & Elliman, 340 Madison Av.
77th St., s. w. cor., Park Av., 850, $2,000-$2,700.
Pease & Elliman, 340 Madison Av.
78th St., s. e. cor. Park Av., 875, $2,600.
Pease & Elliman, 340 Madison Av.
79th St., N. E. Cor. Lexington Av., $900-$720.
Julius Rind, E. M. Lowi Co., 1,123 B'way.
82d St., 45 East, $2,600.
P. Mell. Merrill Co., 9 East 44th St.
83d St., 5 East, The Hudson, $510.
Combined Real Estate Interests, 20 1st St.
83d St., 142 East, Plymouth, $540.
Froman & Taubert, 1,250 Lexington Av.
84th St., 3 East, $1,800.
Pease & Elliman, 340 Madison Av.
87th St., 56 East, $1,200.
Pease & Elliman, 340 Madison Av.
88th St., 18 East, $45-$50.
Duff & Conger, Madison Av. & 86th St.
89th St., 17 East, $570-$600.
Duff & Conger, Madison Av., cor. 86th St.
89th St., Madison Av., 1,244, $600.
Duff & Conger, Madison Av., cor. 86th St.
90th St., 69 East, $516.
Slawson & Hobbs, 162 West 72d St.
90th St., 62-64 East, $750.
F. R. Wood, W. H. Dolson Co., B'way-80th
90th St., Madison Av., 1,244, $650-$690.
Duff & Conger, Madison Av. & 86th St.
90th St., Madison Av., 1,128, $540.
F. R. Wood, W. H. Dolson Co., B'way-80th
92d St., 60-62 East, $750.
Pease & Elliman, 340 Madison Av.
92d St., 62-64 East, $420.
Lowenfeld & Fraser, 149 Broadway.
94th, Mad. Av., 1,625, Fairfax, $900-$1,320.
Duff & Conger, Madison Av., cor. 86th.
96th St., 60-66 East, $25-$45.
Duff & Conger, Madison Av. & 86th St.

SEVEN ROOMS.

96th St., cor. Park Av. Van C'landt, $1,000.
Leroy Coventry, 156 West 72d St.
97th St., 6 East, $60.
Duff & Conger, Madison Av. & 86th St.
101st St., 1 East, $35.
Duff & Conger, Madison Av. & 86th St.
113th St., 16 East, $300.
Dawson Company, 135 West 14th St.
124th cor. Mad. Av. C'lr'dge & Orf. $680-$880
De Peyster Realty Co., 92 Pine St.
126th St., Fifth Av., 2,041, $780.
Mayers, Kahn Realty Co., 30 E. 128th St.
128th St., 30 East, Tuxedo Court, $720.
Mayers, Kahn Realty Co., 30 E. 128th St.

EIGHT ROOMS.

11th St., 24 Av., 175, The Ruth'd, $900-$1,000
J. Edgar Leverett & Co., 30 East 42d St.
17th St., 112 East, $1,100-$1,200.
Pease & Elliman, 340 Madison Av.
19th St., 105, $1,200-$1,800.
Pease & Elliman, 340 Madison Av.
20th St., Gramercy Park, 24, $2,400.
Pease & Elliman, 340 Madison Av.
24th St., 125-129 E. Murray Hill Apts. $1,700.
Herman L. Ehrich & Co., 30 East 42d St.
25th St., 145, $2,400.
Pease & Elliman, 340 Madison Av.
25th St., 152, $1,800.
Pease & Elliman, 340 Madison Av.
49th St., Fifth Av., 611, $4,000.
Pease & Elliman, 340 Madison Av.
53d St., 113, $2,800.
Pease & Elliman, 340 Madison Av.
56th St., 35, $1,900-$2,000.
Pease & Elliman, 340 Madison Av.
58th St., 116 East, $2,000.
Pease & Elliman, 340 Madison Av.
60th St., Park Av., 815, $3,700.
Pease & Elliman, 340 Madison Av.
62d St., Park Av., 868, $3,000.
Pease & Elliman, 340 Madison Av.
62d St., cor. Park Av., 871, Hetherton, $1,800.
J. Edgar Leverett & Co., 30 East 42d St.
65th St., 55, $1,800-$1,800.
Pease & Elliman, 340 Madison Av.
68th St., 11 East, $2,600-$6,100.
Pease & Elliman, 340 Madison Av.
72d St., 150 East, $2,059.
Superintendent, on premises.

SEVEN ROOMS.

72d St., 150 E., s. e. c. Lex. Av. $2,100-$2,600.
Pease & Elliman, 340 Madison Av.
74th St., 63 East, $2,500.
D. L. Elliman & Co., 421 Madison Av.
75th St., 105, $2,500.
Pease & Elliman, 340 Madison Av.
75th St., 113, $2,000.
Pease & Elliman, 340 Madison Av.
76th St., cor. Madison Av. Carrollton, $1,800.
Brooke & Georger, 29 West 34th St.
77th St., 26-72 East, $1,000.
F. R. Wood, W. H. Dolson Co., B'way-80th
77th St., s. w. c. Park Av., 850, $2,200-$2,600.
Pease & Elliman, 340 Madison Av.
78th St., 116 East, Fullerton, $2,800.
Pease & Elliman, 340 Madison Av.
78th St., Park Av., 875, $3,100.
Pease & Elliman, 340 Madison Av.
82d St., 21 East, Schermerhorn, $2,500.
D. L. Elliman & Co., 421 Madison Av.

EIGHT ROOMS.

83d St., Riverside Drive, 110, $1,200-$2,000.
Pease & Elliman, 340 Madison Av.
87th-88th Sts., Madison Av., 1,218, $1,400.
Pease & Elliman, 340 Madison Av.
88th, Mad. Av., 1,219, Cortlandt, $1,140-$1,200.
D. L. Elliman & Co., 421 Madison Av.
89th St., Madison Av., 1,239, $1,700-$1,900.
Pease & Elliman, 340 Madison Av.
94th St., Madison Av., Hollywood.
Borough Realty Co., 149 Nassau St.
95th St., Madison Av., 1,840, $900-$1,000.
Ronald H. Macdonald & Co., 29 W. 34th.
124th St., 29 East, Cambridge, $500-$1,000.
Goodwin & Goodwin, 360 Lenox Av.
124th St., Madison Av., Camb.-Oxford, $1,000.
De Peyster Realty Co., 92 Pine St.
128th St., Fifth Av., 2,041, $1,080.
A. H. Mathews, 181 Broadway.

NINE ROOMS.

20th St., Gramercy Park, 24, $3,600.
Pease & Elliman, 340 Madison Av.
20th St., Gramercy Park, 24, $2,000.
Pease & Elliman, 340 Madison Av.
20th-21st St., Gramercy Pk., 36, $2,000-$2,400
Pease & Elliman, 340 Madison Av.
29th St., 25, $3,600.
Pease & Elliman, 340 Madison Av.

EIGHT ROOMS.

80th St., 35, $2,200-$2,750.
Pease & Elliman, 340 Madison Av.
80th St., Madison Av., 131, $3,600.
Pease & Elliman, 340 Madison Av.
81st St., Madison Av., 136, $1,900-$2,100.
Pease & Elliman, 340 Madison Av.
84th St., 118, $2,700-$3,200.
Pease & Elliman, 340 Madison Av.
85th St., 30, $4,000-$5,000.
Pease & Elliman, 340 Madison Av.
87th-88th Sts., Madison Av., 906, $2,200.
Pease & Elliman, 340 Madison Av.
87th and Park Av., The Mayfair, $2,100-$2,800.
Cammann, Voorhees & Floyd, 96 William.
88th St., 116 East, Fullerton, $2,800.
Pease & Elliman, 340 Madison Av.
58th St., Fifth Av., 763, $4,200-$7,500.
Pease & Elliman, 340 Madison Av.
58th St., Park Av., 471, $4,500.
Pease & Elliman, 340 Madison Av.
61st St., Park Av., 895, $4,000.
Pease & Elliman, 340 Madison Av.
61st St., Park Av., 840, $2,700.
Pease & Elliman, 340 Madison Av.
65d St., 116 E., $2,550-$2,600.
Douglas L. Elliman & Co., 421 Mad. Av.

EIGHT ROOMS.

66th-67 Sts., Mad. Av., 780, $2,100-$2,800.
Pease & Elliman, 340 Madison Av.
72d St., Park Av., 795, $3,000-$4,200.
D. L. Elliman & Co., 421 Madison Av.
77th, 1st W. cor., Park Av., 850, $3,200-$3,500.
Pease & Elliman, Agts., 340 Madison Av.
77th St., Park Ave., 863, $2,200.
Pease & Elliman, 340 Madison Av.
78th St., 30, $4,000-$5,000.
Pease & Elliman, 340 Madison Av.
82d St., 21 East, Schermerhorn, $2,200-$4,000.
D. L. Elliman & Co., 421 Madison Av.
82d St., 21 East, $3,500-$3,600.
Pease & Elliman, 340 Madison Av.
82d St., s. e. cor. Park Av. 960, $2,700-$3,800.
Douglas L. Elliman & Co., 421 Mad. Av.
85d St., Park Av., 981, Hanover, $1,750-$2,200.
D. L. Elliman, 421 Madison Av.
87th St., Madison Av., 1,211, Clark, $1,800.
E. A. Levy, 505 5th Av.
89th St., 17 East, Meteor, $1,900.
E. A. Levy, 505 5th Av.
90th St., 11 East, $2,000-$2,200.
D. L. Elliman & Co., 421 Madison Av.
90th St., 72 East, $1,700.
D. L. Elliman & Co., 421 Madison Av.

EIGHT ROOMS.

90th St., Madison Av., 1,261, $2,100.
Duff & Conger, Madison Av. and 86th St.

TEN ROOMS.

11th St., 5th Ave., 48, $2,700.
Pease & Elliman, 340 Madison Av.
86th St., s. e. c. 5th Av., 247, Kinkerly, $2,000.
Pease & Elliman, 340 Madison Av.
86th St., Park Av., 871, $4,500.
F. McL. Merrill Co., 9 East 44th St.
61st St., Park Av., 895, $3,800.
Pease & Elliman, 340 Madison Av.
62d St., Park Av., 858, $3,750.
Pease & Elliman, 340 Madison Av.

TEN ROOMS.

62d St., s. e. cor. Park Av., 960, $4,000.
Pease & Elliman, 340 Madison Av.
67th St., Lexington Ave, 962, $4,500.
Pease & Elliman, 340 Madison Av.
77th St., Park Ave., 960, $4,500.
Pease & Elliman, 340 Madison Ave.
82d St., Park Av., 960, $4,800.
Pease & Elliman, 340 Madison Ave.
82d St., Park Av., 960, $3,000.
Pease & Elliman, 340 Madison Ave.
82d St., 124 East, $1,100.
G. A. MacDonald, 40 Wall St.
106d St., 135 East, $240.
Lowenfeld & Fraser, 149 Broadway.

APARTMENTS TO LET—Unfurnished. | APARTMENTS TO LET—Unfurnished.

PAYSON McL. MERRILL CO. INC.
9 East 44th Street Telephone Murray Hill 4092
Offer for rent from October 1st or earlier apartments in the following buildings under their own management:
WE also have rental particulars of all the better class apartments on the East and West Sides, from Washington Square to 86th St., floor plans of which we will be pleased to show prospective tenants.

925 PARK AVENUE
N. E. Cor. of 80th St.
DUPLEX APARTMENT of eleven rooms and four baths. Rent $3,400.
TRIPLEX APARTMENT of twelve rooms and four baths, with private entrance from Park Ave. Rent $4,850.
SINGLE APARTMENT of four rooms and bath. Rent $1,200.
Vacuum cleaner. House water filter. Open fireplaces. Large closets. Building absolutely fireproof, including floors and trim. Individual laundries.

140 WEST 57TH ST.
DUPLEX APARTMENTS. No vacancies.
SINGLE APARTMENTS of three rooms, kitchenette and bath. Rents $900 and $1,200, including service.
SINGLE STUDIO with north light. Rent $840.
Vacuum cleaner. Mail chute.

112 WEST 47TH ST.
Near Cor. 6th Av.
BACHELOR APARTMENTS of two and three rooms and bath. Rents $720 to $800, including service.
Day and night hall and elevator service. Breakfast. Valet.

257 WEST 86TH ST.
Adj. N. E. Cor. West End Ave.
DUPLEX STUDIO APARTMENT of eight rooms and two baths. Studio 22x29, with 16-foot ceiling. Rent $2,750.
SINGLE STUDIO APARTMENT, with north light, of studio, bedroom, kitchenette and bath. Rent $900, including service.
Mail chute. House water filter. Park Street Subway station at corner of Broadway.

36 EAST 40TH ST.
Between Madison and Park Aves.
Non-Housekeeping Apartment House.
APARTMENT of three rooms and bath. Rent $1,000, including service.
All meals served in apartment. Day and night hall and elevator service. Valet. Vacuum cleaner.

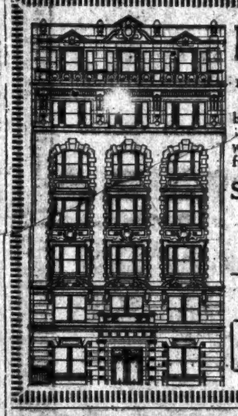
1192-8 PARK AVENUE
APARTMENTS of six and seven rooms and bath. Rents, $300 to $480.

21 WEST 30TH ST.
THIRD FLOOR FRONT. Two rooms, kitchenette and bath. Rent $456.

Douglas L. Elliman & Co.
421 Madison Ave., Near 48th St. Telephone 850 Murray Hill.
Park Avenue Apartments
AND OTHERS IN THE IMMEDIATE VICINITY

383 Park Ave. Near Cor. 53d St.	7	Rooms	3	Baths—Rents $2500 to $3000
969 Park Ave. N. E. Cor. 82d St.	9 to 12	Rooms	3 & 4	Baths—Rents $2700 to $4000
981 Park Ave. N. E. Cor. 83d St.	9	Rooms	2	Baths—Rents $1750 to $2200
21 East 82nd St. The Schermerhorn.	8 & 9	Rooms	3	Baths—Rents $2500 to $4000
901 Lexington Ave. N. E. Cor. 67th St.	6 to 9	Rooms	2 & 3	Baths—Rents $1600 to $3000
274 Madison Ave. At 40th St.	7	Rooms	2	Baths—Rents $2500
2 ROOMS and BATH	274 Madison Av., 34 E. 58th, 18 E. 48th.			Rents $450 to $900

APARTMENT RENTING GUIDE GLADLY SENT UPON REQUEST.


HATFIELD HOUSE
Park Av. at 29th St. **101-103 East 29th St.** Subway at 28th St.
A quiet, homelike residence away from noise and bustle, yet in the heart of the city. Non-Housekeeping Unfurnished Apartments. Convenient to everywhere—shopping, theatres, business, &c. All the refinements of the best hotels, with none of the regrets.
SUITES OF **1-2-3** ROOMS & BATH
ATTRACTIVE RATES
$30 to $100 per month
A complete course of restaurant service. 3 meals daily, served in apartments, $10 weekly.
A Magnificent Studio with dining room, bedroom & bath, on top floor. At annual rental of $1,800
A Few Luxuriously Furnished Apartments to Rent at Attractive Prices.

375 PARK Ave
Fifty-second to Fifty-third Streets
Only **FIVE APARTMENTS** Remain Unleased
NEW YORK'S Finest Apartment House. The best location for your home in this city. Service, conveniences and equipment par excellence that appeals to those appreciating comfort, refinement and privacy.
9 to 10 rooms, 3 baths. Very attractive rentals.
Also a very attractively FURNISHED Apartment of 9 rooms and 3 baths.
OWNED AND OPERATED BY
THE MONTANA REALTY CO
E. CLIFFORD POTTER, President

410 Park Avenue
Corner 55th Street
New 12-Story Apartment House
Now ready for occupancy
12 ROOMS & 3 BATHS
14 ROOMS & 4 BATHS
19 ROOMS & 8 BATHS
RENTS $4,000 to $11,000
Renting Agent on Premises.
Booklet on Request.
Living Room, 21x32.6.
Dining Room, 21x32.6.
Estate of Ogden Goelet, Owner. 9 West 17th St., Dept. 2. Telephone 3460 Chelsea.
Moore & Wyckoff, Agents 546 Fifth Ave., Dept. 2. Cor. 45th St. Tel. 1263 Bryant.

EDGAR A. LEVY
505 — FIFTH AV.
Tel. Murray Hill 6969

315 Central Park West
N. W. Corner 94st Street.
ONE APARTMENT.
7 Rooms & 2 Baths, Rental $1,750.

587 Riverside Drive
S. E. Cor. 136th Street.
4 & 5 Rooms
$540 to $1,200.

1,211 Madison Av.
N. E. Cor. 87th Street.
9 Rooms & 2 Baths, Rent $1,500 to $1,800

150 W. 79th St.
One Duplex Apartment
9 Rooms, 3 Baths
$2,600

Simplex Apartments
9 Rooms, 3 Baths
$2,700
All Bedrooms Have Unobstructed Exposure.

SUPERINTENDENT ON PREMISES EACH HOUSE; OR EDGAR A. LEVY, 505 5th Av. Tel., Murray Hill—6960.

150 East 72d St.
Southeast Corner Lexington Av.
New Fireproof Apartment House.
ALL OUTSIDE ROOMS.
5, 6, 7 & 8 Rooms
2 & 3 Baths.
Rental $1,500 to $2,650.
Renting Agent on Premises, or
EDGAR A. LEVY, 505 Fifth Av. PEASE & ELLIMAN, 340 Mad. Av. Tel., Murray Hill—6209

755 Park Av.
Corner 72d Street.
New Fireproof Apartment House, situated in most exclusive neighborhood.
9 & 11 Rooms, 3 Baths
Rental $3,500 to $5,500.
Renting Agent on Premises, or
EDGAR A. LEVY, 505 Fifth Av. DOUGLAS L. ELLIMAN & CO. 421 Mad. Av. Tel., Murray Hill—850.

116-122 East 63d Street
8 & 9 Rooms with 3 Baths
in New 9 Story Apartment House
Rents $2,100 to $2,450
Renting Agent on Premises.
Floor Plan Mailed on Request.
1 3-Room Apt. $750.
Suitable for Physician
Samuel A. Herzog, 299 Madison Av. (or,) Douglas L. Elliman & Co., 421 Madison Av.

103 EAST 86TH STREET
Adjoining Corner Park Avenue.
A NEW, 12-STORY APARTMENT HOUSE.
Just completed. Unusually attractive apartments.
5, 6 AND 7 ROOMS
2 and 3 Baths.
RENTS $1400 TO $2100
Apply Renting Agent on Premises, or
Douglas L. Elliman & Co.
421 Madison Ave. (48th St.) Phone 850 Murray Hill

Just Completed.
850 PARK AVENUE
Southwest Corner 77th St.
8-9-10 Room Apartments
Refrigeration, Individual Laundries.
Plans, Prices, &c., on Premises.
or PEASE AND ELLIMAN, 340 MADISON AVE.

THE STUYVESANT
10 LIVINGSTON PLACE
Corner East 17th St., Overlooking Stuyvesant Park
6 & 7 Rooms
RENTS $800—$1,200.
Large, light and airy; 'phone, elevators, electric light, uniformed hall attendants; separate servants' toilets.
Apply to Supt. on premises.

Non-Housekeeping Apartments
A few apartments available for Fall renting. 1, 2 and 3 large, airy outside rooms with bath; modern in detail. Day and night attendance. Vacuum cleaning system, maid service, mail chute, open fireplaces, ample closet room. Meals served in apartments. Apply on premises. 'Phone Plaza 6970.
RENTS $600 to $1,500.
507 Madison Ave. at 53rd St.

THE SUSSEX
55 EAST 65TH ST.
7 or 8 room apartment, $1,800.
Choice Residential Block.
OWNERSHIP MANAGEMENT.

61 EAST 86TH STREET,
One block from Central Park; cross-town cars. A few choice apartments, 5 to 7 rooms. All night service.
Rents $50 to $70.
Superintendent on premises.

WESTCHESTER.

Apartments in the Country
AT BRONXVILLE, N. Y.
Alger Court
(25 minutes from Grand Central Station.)
Four apartments available in these attractive Buildings in the country, having elevators, open fireplaces, balconies, and all modern conveniences. Surrounded by spacious grounds, although only 3 minutes' walk from Station and Hotel Gramatan. Convenient to Golf Links and Tennis Courts. Apartments will be ready for occupancy October 1st. A Floor Plan and full information will be sent upon request.
THE RESIDENCE COMPANY OF LAWRENCE PARK
BRONXVILLE, N. Y.
and 542 Fifth Avenue, New York.

APARTMENTS TO LET—Unfurnished.
MANHATTAN—East Side.

MURRAY HILL CHAMBERS
167 Madison Ave., S. E. Cor. 33d St.
3 ROOMS, BATH & KITCHENETTE. All recently renovated. $60-$75

177 MADISON AVENUE, Near 34th St.
2 Rooms, Bath and Kitchenette. $50 per month. Including service.

1147 BROADWAY, Near 26th St.
3 ROOMS AND BATH. $35 Per month.

THE WERNERT
210-212 West 21st St.
5-6 ROOMS AND BATH. $40-$50
William J. Roome & Co., Inc.
177 Madison Av. at 34th St.

771 Madison Av.
S. E. Cor. 66th St.
Telephone Plaza 7735.
10 Rooms, 4 Baths, $4,500.
One apartment to a floor. Every modern convenience.
Supt. on premises or your own broker.

PALERMO
125-127-129 East 57th St.
Elevator Apartments. Large, Light, Airy Rooms.
8 and 9 Rooms
Moderate Rental.
SUPT. ON PREMISES.

RUTHERFORD, HIGH CLASS ELEVATOR.
206-210 East 17th St.
Beautiful Apartments of Large, Light Rooms, adjacent to Rutherford Park, in a refined residential section. Conveniently located.
4 & 5 rooms $38 to $45.
BERLIN RENTING AGENCY, 141 E. 17 St.

Alcedo
S. W. Corner of Madison Av. and 92d Street.
All improvements.
7 all outside rooms 7
Rent $1,000 and $1,200.
Superintendent on premises.

AN apartment of seven large rooms and four baths, fronting on 5th Av., for rent, on desirable terms.
THE LORRAINE,
5th Av. and 46th St.

A—75 East 81st—A
Park Av. corner; location unsurpassed; seven, eight rooms; $800, $1,200 yearly; service unexcelled; all night elevator service.

121 Madison Avenue
CORNER 30TH STREET.
Large and Perfectly Arranged Duplex Housekeeping Apartments in above Fireproof Building.
Spacious rooms, parquet floors, electric light and baths. Extra rooms for maids.
Duplex Non-Housekeeping Apartments, Furnished and Unfurnished, 3 Large Rooms and Bath, Including Room Service.
A Very Desirable Ground Floor Apartment for High Class Physician.
Also Suite of Large Living Room, Bed Chamber and Bath, with Room Service if Desired.
Good Restaurant maintained for tenants only.

In the Exclusive Park Avenue Section
115 EAST 53rd STREET
NEW APARTMENTS
One of three buildings under the same ownership, with court 32 feet wide, extending out to 53rd Street, making this apartment house practically a corner building and guaranteeing permanent light and air.
7 ROOMS, Extra Servants' Room $1950 TO $2600 2 & 3 BATHS Booklet Upon Request
PHYSICIANS' APARTMENTS of two and three rooms and bath.
MOORE & WYCKOFF, 546 5th Ave., Corner 45th Street. Phone 1263 Bryant.

MANHATTAN—East Side.

—AMBASSADOR—
S. E. Cor. 97th St. and Madison Av.
Apartments of 8 and 9 rooms, 2 baths.
RENT $1,000 to $1,500.
—RENAULT COURT—
207 West 110th St., Cathedral Parkway.
7 and 8 rooms and bath.
RENT $1,000 to $1,200.
—WESTBOURNE COURT—
S. E. Cor. 140th St. and Broadway.
Suites of 6 and 7 rooms and bath.
RENT $720 to $1,400.
—KENSINGTON COURT—
N. E. Cor. 151st St. and Broadway.
Suites of 6, 7 rooms and bath.
RENT $930 to $1,600.
C. M. SILVERMAN SON, Owners.
Tel. 8462 Riverview

128 East 57th Street.
2 Rooms and Bath.....$390
3 Rooms and Bath.....$540
Including Service. Apply on premises, or RICE & HILL, 507 Fifth Ave.

CHOICE NON-ELEVATOR APARTMENTS.
66 AND 72 EAST 77TH ST.
7 and 8 Rooms and Bath.
RENTS $720 TO $840.
62-64 EAST 90TH ST.
6 and 7 Rooms and Bath.
RENTS $480 TO $60 PER MONTH.
F. R. Wood, W. H. Dolson Co., B'WAY & 80TH ST. TEL. 3609 SCHUYLER.

MANHATTAN—East Side.

Very Attractive Propositions
7 Rooms, 2 Baths.
Exceptionally low rentals at this time. Arranged in attractive Simplex and delightful Duplex Suites. Just a few left.
EXCLUSIVE MURRAY HILL to BEAUTIFUL RIVERSIDE DRIVE.
It will be to your advantage to call or telephone 6800—Murray Hill.
Charles P. L. Huston Co., Inc.
15 East 40th St.

6-8 EAST 37TH ST.
Beautiful, light two, three rooms, bath, and kitchenette apartments; electric light, elevator, hall and all-night service; unfurnished or furnished. Apply Superintendent or McCarthy & Fellows, Agents, 7 East 42d St.

Holworthy Chambers,
N. W. Cor. Madison Av. and 32d St.
Apartments for Bachelors.
Several desirable suites still available. Apply to housekeeper, or
WM. A. WHITE & SONS, 32 Cedar Street. Phone 3700 John.

MANHATTAN—East Side.

130-34 EAST 67TH STREET
AND
131-35 EAST 66TH STREET
Modern 12-Story Fireproof Buildings.
Duplex Apartments with Large Studios
10-12 Rooms, 3 Baths
$3000—$4000
SINGLE APARTMENTS,
Seven Rooms & 2 Baths
$1800—$2000
Apply to
MALCOLM E. SMITH & CO.
Agents on premises, or 185-7 Madison Av.
Tel. Murray Hill 3085.

Corner 95th Street & Lexington Avenue
(SOUTHEAST CORN

MANHATTAN—EAST SIDE.

ELEVEN ROOMS.

82d St., Park Ave., 375. $4,500.
Pease & Elliman, 340 Madison Ave.
82d St., n. s., Madison Av., 515. $2,200.
Pease & Elliman, 340 Madison Av.
84th St., Madison Av., 515. $3,200.
Marston & Co., 477 Fifth Av.
86th St., Park Ave., 471. $6,000.
Pease & Elliman, 340 Madison Ave.
86th St., s. s., Mad. Av., 773. $6,000.
Pease & Elliman, 340 Madison Av.
83d St., n. s. cor. Park Av. 959. $2,000-$2,500.
D. L. Elliman & Co., 421 Madison Av.
84th St., 3 East. $2,000.
Pease & Elliman, 340 Madison Ave.
84th St., Madison Av., 1,130. $2,000.
Pease & Elliman, 340 Madison Ave.

TWELVE ROOMS.

120th St., 131 East. $4,000.
Pease & Elliman, 340 Madison Ave.
80th St., Lexington Av., 1. $4,500.
Pease & Elliman, 340 Madison Ave.
82d St., Park Av., 875. $6,000.
Montana Realty Co., 38 East 42d St.
86th St., Madison Av., 777. $5,500-$6,000.
D. L. Elliman & Co., 421 Madison Av.
67th St., s. s. cor. Lexington Av., 901. $4,000.
Douglas L. Elliman & Co., 421 Mad. Av.
80th St., Park Ave., 923. $5,000.
Pease & Elliman, 340 Madison Ave.
82, n e c Park Av, 969, "A" apts. $2,000-$4,000.
Douglas L. Elliman & Co., 421 Mad. Av.

THIRTEEN ROOMS.

61st St., s. e. cor. Madison Av., 667. $5,500.
Pease & Elliman, 340 Madison Av.
68th St., 11 East, Marquand House. $6,250-$6,500.
Pease & Elliman, Agts., 340 Madison Av.
87th St., 12 East. $5,500.
Pease & Elliman, 340 Madison Ave.
81st St., 61 East. $35,000-$1,750.
D. L. Elliman & Co., 421 Madison Av.

FOURTEEN ROOMS.

86th St., Park Av., 410. $5,200-$6,000.
Moore & Wyckoff, 646 5th Av.
80th St., Park Av., 521. $6,000.
D. L. Elliman, 421 Madison Av.
81st St., Park Ave., 535. $6,000.
Pease & Elliman, 340 Madison Ave.
86th St., Madison Av., 777. $5,500.
D. L. Elliman & Co., 421 Madison Av.
86th St., Park Av., 635. $7,000.
D. L. Elliman & Co., 421 Madison Av.
82d St., Park Av., 960. $5,000.
D. L. Elliman & Co., 421 Madison Av.

FIFTEEN ROOMS.

86th St., 46 East. $2,500.
S. Osgood Pell & Co., 542 5th Av.

EIGHTEEN ROOMS.

86th, s. w. cor. Park Av., 640. 39,000-$12,000.
D. L. Elliman & Co., 421 Madison Av.

NINETEEN ROOMS.

82d St., Park Av., 410. 10th floor. $11,000.
Moore & Wyckoff, 646 5th Av.

TWENTY-SEVEN ROOMS.

82d St., 5 East. $200,000-$5,000.
D. L. Elliman & Co., 421 Madison Av.

BRONX.

TWO ROOMS.

171st St., Washington Av., 1,477. $192-$228.
Wood-Dolson Co., Agts., B'way & 30th.
170th St., Bathgate Av., 2,027. $360.
Wood-Dolson Co., Agts., B'way & 30th.

THREE ROOMS.

169th, Frank Av., 1,530, M. Carlo. $240-$254.
Berlin Renting Agency, 141 East 17th St.

FOUR ROOMS.

138th St., 371 East, Hudson. $300-$336.
Berlin Renting Agency, 3,583 Broadway.
169th, Frank Av., 1,530, M. Carlo. $300-$356.
Berlin Renting Agency, 141 East 17th St.
181st St., Crotona Av., 2,105. $204-$264.
F. R. Wood, W. H. Dolson Co., B'way & 30.
183d St., Belmont Av., 2,203. $288.
Leo Abraham, 816 East 160th St.
Tiffany Pl., 1,099. $240-$264.
Leo Abraham, 816 East 160th St.
Webster Av, cor. So. Boul., 1,054. Chas. H. $28.
Amer. Real Estate Co., 965 So. Boulevard.

FIVE ROOMS.

138th St., 769 East. $240-$276.
L. Abrahams, 816 East 160th St.
166th St., 980 Simpson St. $300.
Nehring Co., 1,278 St. Nicholas Av.
163d St., Longfellow Av., 1,157. $348-$372.
Nehring Co., 1,278 St. Nicholas Av.
168th St., Fox St., Loreen. $468.
A. Arent Co., 1,014 East 165d St.
153d St., West Farms Road, 1,156. $348.
Superintendent on premises.
165th St., Forest Av., 1,039. $300.
E. J. Busher, 553 Courtlandt Av.
165th, Teller Av., 1,040, Lincoln. $324-$408.
Berlin Renting Agency, 3,583 Broadway.
Freeman St., Southern Boulevard, 1,508.
Lowenfeld & Prager, 149 Broadway.
Hoe Av., 1,033 and 1,045. $33-$35.
William Oppenheim, 793 Westchester Av.
Home St., 222, cor. Jackson. $300-$324.
L. Abrahams, 816 East 160th St.
Southern Boulevard, 1,222. $276.
Leo Abraham, 816 East 160th St.
Tinton Av., 760. $22-$25.
William Oppenheim, 793 Westchester Av.
Westchester Av., Everg'n Av., 1,210. $25-$28.
American Real Estate Co., 965 So. Blvd.

SIX ROOMS.

163d St., Kelly St., 930. $308.
Superintendent on premises.
163d St., cor. Simpson St. Hunts Point. $660.
Superintendent on premises.
165th St., 371 East, Hudson. $408-$444.
Berlin Renting Agency, 3,583 Broadway.
180th St., Anthony Av., 1,911. $462.
Pease & Elliman, 340 Madison Av.
180th St., East Tremont Av., 263. $430.
Pease & Elliman, 340 Madison Av.
East Tremont Av., 224-228. $40-$42.
A. Jacob Construc. Co., 2,000 Morris Av.
Grand Concourse and Tremont Av. $864.
Charles Wiehe, 1,100 Brook Av.
Hunts Point Av., 819. $372.
Superintendent on premises.

SEVEN ROOMS.

East 165th St., Forest Av., 1,037. $600.
E. J. Busher, 149th St. and Court Av.
165th St., Forest Av., 1,044-8. $420.
Wood-Dolson Co., Broadway and 30th St.
181st St., cor North Av. Fort View. $1,056.
Superintendent on premises.
Faile St., 1,057. $45.
William Oppenheim, 793 Westchester Av.
Hoe Av., 1,056. $45.
William Oppenheim, 793 Westchester Av.
Simpson St., 1,000-1,020. $480.
Louis Schlechter, 217 West 110th St.

EIGHT ROOMS.

177th, Grand Concourse & Tremont Av. $1,152.
Charles Wilde, 1,100 Brook Av.

BROOKLYN.

ONE ROOM.

Livingston St., 306. $264.
Geo. E. Lovett & Co., 306 Livingston St.

TWO ROOMS.

Brooklyn Av., 92-94. $322-$330.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Ocean Av., 350, The Montauk. $30 mo.
Westwood Realty Co., 685 Flatbush Av.
Schermerh'n St., 119, The Pinehurst. $336-$420.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Sterling Place, 496, Prospect Arms. $312.
Bulkley & Horton, 585 Nostrand Av.
Sterling Place, 442, Plaza Court. $324.
Bulkley & Horton, 585 Nostrand Av.

THREE ROOMS.

Bedford Av., Dean St., 1,112, St. Regis. $300.
Bulkley & Horton, 585 Nostrand Av.

FOUR ROOMS.

19th St., 335 East, The Albert. $40 month.
Westwood Realty Co., 685 Flatbush Av.
Bergen St., 1,053. $360.
Bulkley & Horton Co., 585 Nostrand Av.
Bedford Av., Bergen St., 960, Mayfair. $420.
Bulkley & Horton, 585 Nostrand Av.
Dean St., 1112. $300-$720.
Bulkley & Horton Co., 585 Nostrand Av.
Franklin Av., 638. $144-$168.
Bulkley & Horton Co., 585 Nostrand Av.
McDonough St., 30 to 40. $408-$468.
Bulkley & Horton Co., 585 Nostrand Av.
Park Place, 600. $324-$348.
Bulkley & Horton Co., 585 Nostrand Av.
Woodruff Av., 38, Roslyn Court. $33 mo.
Westwood Realty Co., 685 Flatbush Av.

FIVE ROOMS.

19th St., 335 East, The Albert. $42.50.
Westwood Realty Co., 685 Flatbush Av.
23d St., 545 East. $22.
Westwood Realty Co., 685 Flatbush Av.
Clarkson Av., 215. $30.
Westwood Realty Co., 685 Flatbush Av.
Flatbush Av., 693. $37 month.
Westwood Realty Co., 685 Flatbush Av.
Franklin Av., Park Pl., 800. $324.
Bulkley & Horton, 585 Nostrand Av.
Nostrand Av., Bergen St., 1,065. $360.
Bulkley & Horton, 585 Nostrand Av.
Franklin Av., 600 Park Pl. Oakdale Ct. $444.
Bulkley & Horton, 585 Nostrand Av.
Newkirk Av., 2,316, Garden Arms. $35.
Westwood Realty Co., 685 Flatbush Av.
Ocean Av., 350, The Montauk. $50 mo.
Westwood Realty Co., 685 Flatbush Av.
Ocean Av., 976, Ditmas Court. $408.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Park Pl., 771 Nostrand Av. $252-$288.
Bulkley & Horton, 585 Nostrand Av.
921 Sterling Pl. $300.
Bulkley & Horton, 585 Nostrand Av.
Wash'n Av., 436 Ster'g Pl. Pros. Arms. $516.
Bulkley & Horton, 585 Nostrand Av.
Woodruff Av., 38, Roslyn Court. $50 mo.
Westwood Realty Co., 685 Flatbush Av.

SIX ROOMS.

Bedford Av., 708 Ster'g Pl. Golton. $468-$480.
Bulkley & Horton, 585 Nostrand Av.
Bedford Av., 721 Sterling Pl. $336.
Bulkley & Horton, 585 Nostrand Av.
Classon Av., 493 Prospect Pl. $324.
Bulkley & Horton, 585 Nostrand Av.

SIX ROOMS.

Classon Av., 497 Prospect Pl. $300-$312.
Bulkley & Horton, 585 Nostrand Av.
Flatbush Av., 26th St., 546 East. $360-$420.
Westwood Realty Co., 685 Flatbush Av.
Franklin Av., 780-782. $216-$240.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Marcy Av., 946. $204-$216.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Ocean Av., 350, The Montauk. $30 mo.
Westwood Realty Co., 685 Flatbush Av.
Van Buren St., 167-171 Buck'm-Lancas'r. $704.
Frank H. Tyler, 1,183 Fulton St., B'klyn.

SEVEN ROOMS.

Bedford Av., 1,979. $48.
Westwood Realty Co., 685 Flatbush Av.
Bedford Av., 1,983. $52 month.
Westwood Realty Co., 685 Flatbush Av.
Bedford Av., 1,983. $48 month.
Westwood Realty Co., 685 Flatbush Av.
Classon Av., 428. $360-$420.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Garden Place, 25. $60-$65 a month.
G. E. Lovett & Co., Inc., 306 Livingston.
Grand Av., 878. $55-$65 a month.
Westwood Realty Co., 685 Flatbush Av.
G. E. Lovett & Co., Inc., 306 Livingston.
New York Av., 228. $540-$600.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Nostrand Av., cor. Hancock, Renaissance. $540.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Nost. Av. St. Mark's, 965, St. Marks. $540-$900.
G. E. Lovett & Co., Inc., 306 Livingston.
Ocean Av., 350, The Montauk. $95 mo.
Westwood Realty Co., 685 Flatbush Av.
President St., 953. $60-$70.
George E. Lovett, 306 Livingston St.
State St., Gardsh Pl., 28, Kathryn. $720-$780
G. E. Lovett & Co., Inc., 306 Livingston.
St. Marks Av., 185-187. $324-$360.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Winthrop St., 116. $54 month.
Westwood Realty Co., 685 Flatbush Av.

EIGHT ROOMS.

Bedford Av., 574-582. $35 to $55 a month.
G. E. Lovett & Co., Inc., 306 Livingston.
Grand Av., 278, The Beatrice. $230.
Geo. E. Lovett & Co., 306 Livingston St.
Halsey St., 7. $420-$540.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Halsey St., 98, The De Soto. $480.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Nostrand Av., cor. Hancock, Renaissance. $900.
Frank H. Tyler, 1,183 Fulton St., B'klyn.
Ocean Av., 350, The Montauk. $76.
Westwood Realty Co., 685 Flatbush Av.
St. Marks Place, 665, St. Marks. $600-$900.
Geo. E. Lovett & Co., 306 Livingston St.
8th Av., 188, $100-4141 a month.
G. E. Lovett & Co., Inc., 306 Livingston.

NINE ROOMS.

Eighth Av., 133. $1,700.
Geo. E. Lovett & Co., 306 Livingston St.

NEW JERSEY.

TWO ROOMS.

East Orange, Park Av. $420.
C. H. Stiger, Brick Church Sta., E. Orange.
Hudson Blvd. & Sip Av. Summit. $27.50-$34.
Joseph A. O'Connor, 737 Montgomery St.

THREE ROOMS.

Hudson Blvd. & Sip Av. Summit. $32-$40.
Joseph A. O'Connor, 737 Montgomery St.

FOUR ROOMS.

Hudson Blvd. & Sip Av. Summit. $45-$72.50.
Joseph A. O'Connor, 737 Montgomery St.

FIVE ROOMS.

Orange, White St., cor. High. $310.
C. H. Stiger, Brick Church Sta., E. Orange.
East Orange, 31 Wash. St., Essex St. $360.
C. H. Stiger, Brick Church Sta., E. Orange.

SIX ROOMS.

East Orange, So. Clinton, 5 Harvard St. $660.
C. H. Stiger, Brick Church Sta., E. Orange.
East Orange, 31 Washington St. $900.
C. H. Stiger, Brick Ch. Sta., E. Orange.

SEVEN ROOMS.

Maplewood, Oakdale Av., 75x100. $4,800.
J. Schloss, Maplewood, N. J.
†South Orange, Milton St., 50x100. $420.
Geo. M. Strauss, Maplewood.

EIGHT ROOMS.

Cragsmere. $6,200.
Leo Sugg, 40 West 32d St.
Milburn, Roland Av., 75x170. $1,800.
J. Schloss, Model Park, Maplewood.

TEN ROOMS.

†Maplewood, Roland Av., 50x100. $600.
J. Schloss, Model Park, Maplewood.

TWELVE ROOMS.

*Cragsmere, 9 acres. $6,000.
Leo Sugg, 40 West 32d St.

STATE CONVENTION

Of Real Estate Association to be Held at Hotel Astor.

Members of the Steering Committee of the Real Estate Association of the State of New York had conferences last week with President McGuire of the Real Estate Board, Secretary Helms of the Advisory Council of Real Estate Interests, President Allan Robinson of the Allied Interests, and President Henry Bloch of the United Real Estate Owners in regard to arrangements for the State Convention to be held at the Hotel Astor on Wednesday and Thursday, Oct. 14 and 15.

The Steering Committee comprises President William H. Moffitt, Executive Secretary F. A. Austin, Stewart McKnight, William H. Mills, D. A. Trotta, M. Morgenthau, Jr., E. B. Boynton, C. E. Rickerson, and J. Sterling Drake.

The State convention is expected to consider the subject of the over-regulation of buildings and to take a stand with the local real estate bodies in favor of amending State laws which bear too heavily upon real estate interests. Arrangements will be further perfected at a general meeting to be held at the Hotel Astor tomorrow evening.

$160,000 for Improvements.

Petitions for public improvements in Queens to cost more than $160,000 were approved by the Newtown Local Board at the Borough Hall last week. The board disposed of one of the largest calendars in its history.

The largest project approved by resolution was for the regulating and grading of Van Alst Avenue, from Harris Avenue to a line about 240 feet northerly and from Payntar Avenue to Freeman Avenue.

The resolution also provides for a width of thirty feet on Van Alst Avenue centrally located from North Jane Street to Payntar Avenue, and from Freeman Avenue to Webster Avenue, and for a width of thirty feet, located from five to thirty-five feet west of the centre line from Webster Avenue to Ridge Street, and for the connection of necessary drains.

The estimated cost of this project is $61,000. The assessed valuation is $176,774. There are a number of houses on Van Alst Avenue from Payntar Avenue to Freeman Avenue, and the engineer reported that the local need calls for grading the full width. Much of this block is on high ground.

Board of Estimate Meeting.

In the Council Chamber of the City Hall the first Autumn meeting of the Board of Estimate will be held tomorrow at 10:30 A. M. It was scheduled originally for Friday, the 18th, but was postponed on account of the inability of the Mayor to be present on that day.

New Hospital in the Bronx.

John Kennedy & Co. have been awarded the general contract for the erection of a new hospital to be known as the House of Calvary, at Featherbed Lane and Macomb's Road, Bronx. The present home of the hospital, at 7 and 9 Perry Street, has been taken by the city for the Seventh Avenue extension. The building will be of brick and marble in the Colonial style from plans by Robert J. Reiley.

NEW BUILDINGS ON MIDDLE BROADWAY

Future Home of Calhoun, Robbins on Old Lord & Taylor Site Nearly Completed.

GREAT WHOLESALE CENTRE

Old Structures Altered for Modern Conditions Have Invariably Found Tenants.

An important improvement is being completed in the old Broadway retail shopping district, which will exert a strong influence upon the readjustment of business conditions in the blocks between Fourteenth and Twenty-third Streets. This is the new building which has been erected by the Goelet estate, covering a large part of the structure formerly occupied by Lord & Taylor, between Nineteenth and Twentieth Streets.

The Broadway front of the new building, five stories, finished in limestone, presents an attractive appearance. It is about in the middle of the block, on the west side, as the old Lord & Taylor store on Broadway was owned by two estates, the immediate corner having been held for many years by the Badeau estate. This latter property was recently sold by the heirs to Edward H. Mount through George H. Chivvis, and it is interesting to note that the big improvement to the Goelet holdings has led the owner of the Twentieth Street corner to make extensive alterations, which are now nearing completion. Mr. Mount is spending over $30,000 in putting the corner building with its long frontage on Twentieth Street in good condition, and it will be ready for occupancy early in November.

Beside the five-story front erected by the Goelet's on Broadway they have erected a ten-story loft on the north side of Nineteenth Street, the plot extending through to Twentieth Street, where, on the 25-foot frontage, a five-story building has been completed. The five-story improvements, while figuring as alterations of the former buildings, are virtually new buildings. They all form one large structure with a Broadway frontage and extensions on both Nineteenth and Twentieth Streets, which will be the new home of the old jobbing firm of Calhoun, Robbins & Co, now in the old dry goods Broadway centre between Walker and Canal Streets.

The firm will move to its uptown home early in the coming year and will add another large wholesale house to the section above Fourteenth Street.

Within the last few years the Broadway blocks immediately below Twenty-third Street have become an active wholesale centre, and the removal of Calhoun, Robbins & Co. will materially strengthen the locality.

George H. Chivvis, agent for Mr. Mount's property on the southwest corner of Twentieth Street, stated yesterday that, despite the radical changes in that neighborhood, due to the uptown migration of the retail stores, the readjustment process has been working out very satisfactorily, and he believes the outlook is very bright for filling the remaining vacancies. The big twenty-story building on the old Continental Hotel site, at the northeast corner of Twentieth Street, has been well rented, and practically all of the older buildings which have been brought up to modern conditions have found tenants.

"We are endeavoring to rent the Twentieth Street structure, adjoining the new Calhoun-Robbins home, to non-manufacturing tenants," said Mr. Chivvis. "Additional elevators are being installed and the ground floor on Broadway and Twentieth Street will be a plate-glass front. Many applications for space have already been received, which indicates the active condition of the leasing market in that Broadway section."

It may be interesting to know that extensive alterations are likely to be made at at early date to the old Aitken and Vantine buildings, on the northwest corner of Eighteenth Street, one of the largest available corners there for wholesale trade. Most of the vacancies now noticed are in old and small buildings whose usefulness as small stores has passed away with the uptown retail movement.

STATEN ISLAND TRANSIT.

St. George Ferry to Fort George in Upper Manhattan for 5 Cents.

Beginning last Tuesday the new system of transfers from the Staten Island Ferry to the surface lines in Manhattan converging at South Ferry went into effect. It gives an opportunity to travel for a nickel fare from St. George, Staten Island, to Fort George, on the Harlem River. The advantages of this cheap transit have been appreciated almost instantaneously by Staten Island residents.

Cornelius G. Kolff, in speaking of the benefits yesterday, said that David J. Tysen was really the father of the measure, because he advocated the principle that it was a good municipal policy for the City of New York to place Staten Island on the same footing as other sections of the greater city within the 5-cent zone. Borough President McCormack of Richmond, Lewis Nixon, and Dock Commissioner Smith have now successfully finished the work started by their predecessors in office.

New Houses at Plandome.

During the last week ground was broken for two new houses at Plandome, on Manhasset Bay. Edward Clery, Jr., is building a Colonial house on a plot 75 by 105, and Francis Jackson a house of old English design on a half acre of ground. During the last year twelve new houses have been built on the property.

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8 rooms and bath.....$1,300—$1,400

105 East 15th Street
1, 2, 3, 5 and 7 rooms and baths...$420—$1,200

112 East 17th Street
8 rooms and bath.....$1,000—$1,200

104 East 40th Street At Park Ave.
5, 6, 10 and 11 rooms and baths..$2,000—$5,000

144 East 40th Street
6 rooms and bath.....$1,700

146-8 East 49th Street
2, 3 and 4 rooms and bath.....$540—$1,200

144 East 56th Street
7 rooms and baths.....$1,300—$1,800

116 East 58th Street
8 and 9 rooms, 2, 3 and 4 baths..$2,300—$3,100

135 West 58th Street
12 rooms and 4 baths.....$4,500

24 West 59th Street
2, 3 and 4 rooms and bath.....$1,000—$2,500

27 East 62nd Street
4-6 Rooms and bath.....$1,000—$2,100

103 East 75th Street
7 rooms and 3 baths.....$2,500

59 West 76th Street
6 and 7 rooms and bath.....$600—$800

310 West 79th St. Between West End Ave. and Riverside Drive.
9 Rooms & 3 baths (to sublet).....$2,300

411 West 114th Street At Morningside Av. West.
7 and 8 rooms and 2 baths.....$1,000—$1,400

157 East 81st Street
4 and 6 rooms and bath.....$720—$1,100

69-73 East 92d Street Cor. Park Ave.
7 rooms and bath.....$600—$1,100

136 Madison Avenue Cor. 31st St.
3, 4, 8, 9 and 10 rooms and baths..$1,000—$2,600

471 Park Avenue S. E. Cor. 58th St.
11 rooms and 4 baths (triplex).....$4,500

535 Park Avenue At 61st St.
7 rooms and 2 baths.....$2,600—$2,700
9 rooms and 3 baths (duplex).....$4,000

563 Park Avenue At 63d St.
8 and 10 rooms, 2 and 4 baths..$3,000—$6,000

830 Park Avenue Cor. 76th St.
9-12 Rooms, 3 & 4 baths (Duplex)..$3,500-$4,500

850 Park Avenue Cor. 77th St.
7 to 10 Rooms, 3 & 4 baths....$2,000—$4,200

45 Fifth Avenue At 11th St.
7 rooms and bath.....$1,250

875 Park Avenue Cor. 78th St.
7 and 8 rooms, 2 and 3 baths...$2,600—$2,900

929 Park Avenue Near 81st St.
11 rooms and 4 baths.....$4,500—$5,000

110 Riverside Drive Cor. 83d St.
9 rooms and bath.....$2,000

552 Riverside Drive Near 127th St.
4, 5, 6 rooms, 1 and 2 baths.....$570—$840

465 Central Park West At 106th St.
7 and 8 rooms and bath.....$1,000—$1,200

804 West 180th Street Cor. Pinehurst Ave.
4, 5, 6 and 7 rooms, 1 and 2 baths...$480—$950

25 Fort Washington Avenue At 160th St.
5, 6 and 7 rooms and bath.....$600—$900

723 St. Nicholas Avenue At 146th St.
6 rooms and bath.....$660—$780

Non-Housekeeping Apartments

1 West 30th Street
2 and 4 rooms, 1 and 2 baths.....$720—$2,400

11 West 37th Street
3 rooms and bath.....$1,500

44-46 West 37th Street
2 and 3 rooms and bath.....$600—$900

116 West 59th Street
2, 3 and 5 rooms and bath.....$1,000—$3,000

165 West 72d Street
2 rooms and bath.....$600—$720

510 Park Avenue Cor. 60th St.
2 rooms, bath, and kitchenette....$750—$1,250

40 East 62d St.
Near Madison Av.
Modern Fireproof Apartments, possessing every convenience; exceptionally large rooms.
3-7 Rooms and 3 Baths
$1,000-$3,000

11 East 68th Street
N. W. Cor. Madison Avenue
New Fireproof Building
Situated in the choicest residential section of the city.
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Rentals, $2,200-$6,500
One furnished apartment of 14 rooms and 4 baths..$10,000

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At Sixty-seventh St.
Exceptionally fine location; unusually large, sunny rooms, attractively grouped.
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Corner 76th Street
Modern Fireproof Building. Large, Sunny Outside Rooms. Especially choice location.
7 Rooms and 2 Baths, $1,500-2,200
8 Rooms and 3 Baths, $2,400-3,200

39 East 27th Street
Near Madison Avenue
Very convenient location.
2 Rooms, Bath & Kitchenette
3-4-6-7 Rooms and Bath
Rents $600 to $1,500
One Room with Use of Bath, $120

200 West 58th Street
Southwest Cor. 7th Avenue
Overlooking Central Park
New fireproof building. Open fireplaces, refrigeration, etc.
3, 4, 5 and 6 Rooms or larger to suit
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